NORTH SPRINGS IMPROVEMENT DISTRICT

MEETING OF THE BOARD OF SUPERVISORS

September 14, 2026

NORTH SPRINGS IMPROVEMENT DISTRICT

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

September 09, 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 **Monday, September 14, 2026**, **at 4:00 P.M.** at 9700 NW 52^{nd} Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call

2. Approval of the August 19, 2026, 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 Budget(s) for Fiscal Year 2027
   I. Resolution **2026-16**, Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budget(s) for Fiscal Year 2027
   II. Resolution **2026-17**, Levying Assessments for the Payment of Debt Service and Maintenance Costs for Fiscal Year 2027

5. Public Hearing to Amend the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges; Providing for Severability and an Effective Date
   I. Resolution **2026-18**, Amending the Water and Sewer Rates, Fees and Charges

6. Public Hearing to Adopt the Proposed Water and Sewer Budget for Fiscal Year 2027
   I. Resolution **2026-19**, Adopting the Proposed Water and Sewer Budget for Fiscal Year 2027

7. Resolution **2026-20**, Providing for the Issuance of Its Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026

8. Resolution **2026-21**, Authorizing the Transfer of Issuance Fee Funds Received Pursuant to Issuance Fee Agreement to the District's Water and Sewer Fund

9. Consideration of Investment Banking Agreement with Raymond James & Associates, Inc. Relating to the Water and Sewer Convertible Appreciation Revenue Bonds, Series 2026

10. Staff Reports
    A. Manager
       I. Consideration of Task Order 0926-1, Providing Professional Engineering, Design, Permitting and Construction Coordination, Construction-Related Services, Testing, Commissioning and Project Closeout Services Necessary for the Installation and Successful Operation of a New Biscayne Aquifer Production Well No. 11.
       II. Consideration of Quotes for Grinder Pumps

III. Consideration of Quotes from Florida Design Drilling, LLC for Emergency Rehabilitation of Well Nos. 2A and 5
IV. Consideration of Quotes for the Purchase of Replacement Fleet Vehicles
V. Consideration of Quotes for Replacement Backhoe Loader

B. Attorney

C. Engineer

11. Approval of Financials and Check Registers

12. Adjournment

SECOND
ORDER OF BUSINESS

Approval of August 19, 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, August 19, 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
Brenda Richard	District Clerk
Grace Solomon	Chief Legal Officer
Katherine Castro	NSID
Nena Offenther	NSID
Donna Holiday	GMS-South Florida, LLC via Zoom
Detective Wantuck	CSPD

The following is a summary of the discussions and actions taken at the August 19, 2026 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

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 1, 2026 Meeting**

On MOTION by Mr. Avello seconded by Mr. Montalto with all in favor the minutes of the July 1, 2026 meeting were approved as presented.

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

There being none, the next item followed.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-14 Approving the Proposed Water and Sewer Budget for Fiscal Year 2027 and Setting the Public Hearing**

On MOTION by Mr. Avello seconded by Mr. Montalto with all in favor Resolution 2026-14 was approved.

FIFTH ORDER OF BUSINESS **Resolution 2026-15 Declaring Certain Tangible Personal Property Surplus Equipment Authorizing the District Manger to Seel, Trade, or Dispose of Said Equipment as Expeditiously as Possible and Proving an Effective Date**

On MOTION by Mr. Montalto seconded by Mr. Moretti with all in favor Resolution 2026-15 was approved.

SIXTH ORDER OF BUSINESS **Authorization to Publish Notice of Public Hearing Regarding Proposed Utility Wastewater Rate Increase**

Mr. Colon stated this increase reflects the increase from Broward County.

On MOTION by Mr. Avello seconded by Mr. Montalto with all in favor staff was authorized to notice a public hearing regarding a proposed utility rate increase.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Manager

i. Consideration of Quotes for Lift Station Control Parcel Enclosures

On MOTION by Mr. Moretti seconded by Mr. Montalto with all in favor the contract for the lift station control panel enclosure was awarded to Southeastern Pump in the amount of their low quote of \$180,250.

ii. Consideration of Work Authorization No. 15 with ADS Engineering, PLLC for Lift Station Control Panels Installation

On MOTION by Mr. Avello seconded by Mr. Montalto with all in favor work authorization no. 15 with ADS Engineering for lift station control panel installation in the amount of $9,376 per lift station was approved.

iii. Consideration of Sole Source Purchase from Xylem Water Solutions USA, Inc. to Replace Lift Station Pumps

On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the sole source purchase from Xylem Water Solutions USA, Inc. to replace the lift station pumps in the total amount of $3,662,618 was approved.

iv. Ratify Bridge Structural Assessment Report for Trails End and Old Club Road Bridge in Parkland Golf & Country Club

On MOTION by Mr. Montalto seconded by Mr. Moretti with all in favor the structural assessment report for Trails End and Old Club Road Bridge in Parkland Golf & Country Club was ratified.

v. Annual Meeting Dates for Fiscal Year 2027

On MOTION by Mr. Avello seconded by Mr. Montalto with all in favor the meeting schedule for fiscal year 2027 was approved as amended reflecting the October meeting being held October 21, 2026.

B. Attorney

Mr. Sherman updated the board on the code enforcement case with the City of Coral Springs.

Mr. Avello requested additional information on whether there will be a landowners meeting, specific duties of the clerk, domicile requirement, equal representation of all areas and the status of the transfer of the Parkland Golf & Country Club property.

C. Engineer

There being none, the next item followed.

FIFTH 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.

On MOTION by Mr. Montalto seconded by Mr. Moretti with all in favor the meeting adjourned at 4:55 p.m.

____
Vincent Moretti
Secretary

____
Anthony Avello
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 Service Budget(s) for Fiscal Year 2027

FOURTH
ORDER OF BUSINESS

I. Resolution **2026-16**, Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budget(s) for Fiscal Year 2027

RESOLUTION 2026-16

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 2027

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's Proposed Fiscal Year 2027 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 14th day of September 2026, 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 14th day of September 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

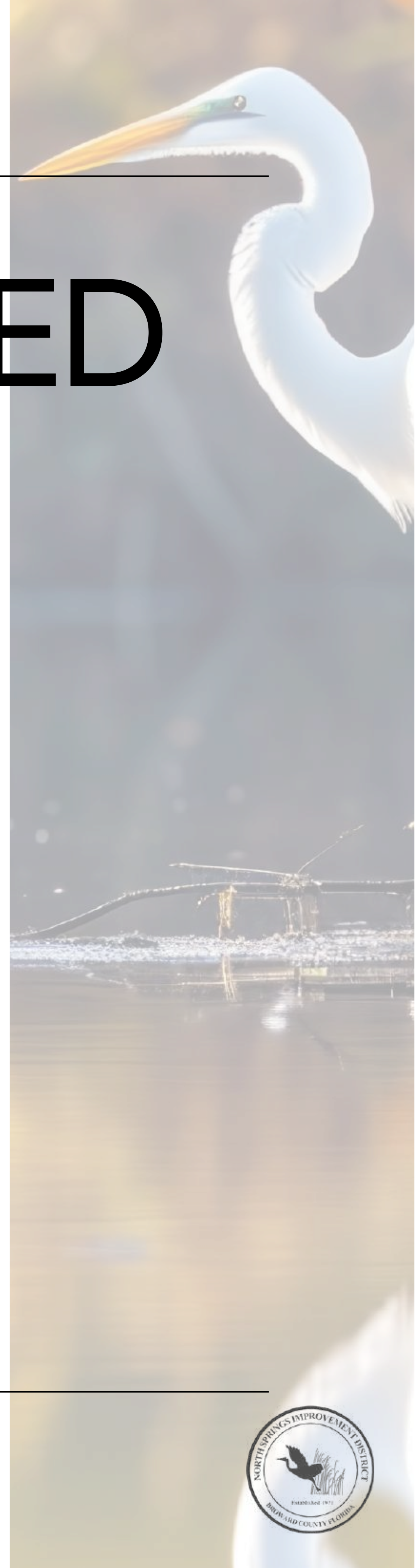
____
Anthony Avello, President

ATTEST:

____
Vincent Moretti, Secretary

EXHIBIT 'A'

NORTH SPRINGS IMPROVEMENT DISTRICT



PROPOSED BUDGET FY2027

GENERAL FUND
PARKLAND ISLES
HERON BAY MITIGATION
DEBT SERVICE

PREPARED FOR :

ANTHONY AVELLO, PRESIDENT
VINCENT MORETTI, SECRETARY
TONY MONTALTO, ASSISTANT SECRETARY

PREPARED BY:

ROD COLON, DISTRICT MANAGER
MARYAM OMIDI, CHIEF FINANCIAL OFFICER

9700 NW 52 STREET CORAL SPRINGS, FL 33076

TABLE OF CONTENT

EXECUTIVE MEMORANDUM

To: Governing Board of Supervisors
From: Rod Colon, District Manager
Date: September 9th, 2026
Re: Proposed Operating Budget for FY2027

Dear Governing Board of Supervisors:

Pursuant to Chapter 2005-341 of the Laws of Florida, as amended, District management is pleased to submit the proposed operating and debt service budgets for the North Springs Improvement District for Fiscal Year (FY) 2027.

The proposed budget provides funding for the District's stormwater operations, maintenance, personnel, contracted services, and capital needs. The General Fund, Parkland Isles, and Heron Bay Mitigation budgets each balance budgeted revenues and other funding sources with expenditures and reserves.

Committed to continuous improvement, the FY2027 proposed budget maximizes operational efficiencies to ensure the continued delivery of premier service to our residents. Our resource allocation this year focuses on four strategic pillars:

- **Infrastructure & Resilience:** Proactively maintaining, upgrading, and modernizing our flood protection systems and pump stations to ensure optimal performance.
- **Environmental Stewardship:** Continuing our strict commitment to the health, restoration, and compliance of our local wetlands and mitigation areas.
- **Fiscal Responsibility:** Strategically leveraging investment interest to offset operational costs, while simultaneously funding capital reserves to protect the District against unforeseen emergencies and future replacement needs.
- **Workforce Excellence:** Maintaining competitive benefits and compensation to attract, train, and retain the highly skilled personnel necessary to run our facilities safely and effectively.

This proposal reflects a prudent, forward-thinking approach to the District's immediate needs and long-term infrastructural health. On behalf of the staff, here is the proposed FY2027 budget for your review.

GENERAL FUND
REVENUES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Assessments-On Roll	3,571,588	3,666,159	-	3,666,159	3,806,430
Assessments-On Roll PGCC	-	34,114	-	34,114	-
Permits, Fees, & Licenses	10,000	98,544	-	98,544	10,000
Interest Income-Investments	120,000	148,664	30,000	178,664	140,000
Interest-Tax Collections	-	18,284	-	18,284	-
Miscellaneous Revenues	11,000	15,226	-	15,226	11,000
Issuance Fee (Bonds)	-	500,000	-	500,000	-
Transfer In Preserve (Water & Sewer 401)	-	1,892,285	-	1,892,285	-
Transfer In (PGCC Series 2016/DSF 219)	-	2,683,675	-	2,683,675	-
Transfer In (HBN Series 2016/DSF 220)	-	454,562	-	454,562	-
Total Revenue	**3,712,588**	**9,511,513**	**30,000**	**9,541,513**	**3,967,430**

GENERAL FUND
PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Payroll-Board of Supervisors	8,640	7,200	1,440	8,640	8,640
Payroll-Salaried	190,000	103,419	50,000	153,419	251,000
Payroll- Vehicle Benefit	250	129	26	155	250
Payroll-Special Pay	2,000	-	2,000	2,000	2,500
Employement Ads	10,000	8,150	1,630	9,780	10,000
FICA Expense	14,000	7,025	2,000	9,025	20,000
Pension Expense	50,000	37,226	10,000	47,226	61,000
Health & Life Insurance	225,000	152,965	50,000	202,965	300,000
Preventive Medical Allowance	-	3,194	-	3,194	12,000
Workers Comp Insurance	10,000	2,587	5,000	7,587	10,000
Unemployment Taxes	1,000	-	1,000	1,000	1,000
Professional Development	10,000	22,092	-	22,092	23,000
Prof Serv-Engineering	10,000	1,600	5,000	6,600	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	200,000	198,708	39,742	238,450	200,000
Prof Serv-Legal Services (HB Preserv)	-	11,426	2,285	13,711	-
Professional Services Surveying	10,000	-	10,000	10,000	10,000
Prof Serv-Legislative Expense	50,000	41,847	8,333	50,180	50,000
Actuarial Pension Cost of Benefits	5,000	2,250	-	2,250	5,000
Prof Serv-Mgt Consulting Serv	14,000	11,000	2,200	13,200	14,000
Prof Serv-Info Technology	5,000	1,681	2,000	3,681	5,000
Prof Serv-Special Assessment	25,000	25,000	-	25,000	25,000
Prof Serv-Records Management	-	1,067	-	1,067	-
Annual Audit	20,000	16,673	3,000	19,673	20,000
Communication-Telephone	5,000	1,861	372	2,233	5,000
Postage And Freight	1,000	318	64	382	1,000
Printing And Binding	1,000	350	70	420	1,000
Document Recording Services	1,500	368	74	441	1,500
Legal Advertising	1,000	3,187	-	3,187	3,000
Office Supplies	2,500	1,531	306	1,837	2,500
Special Events	15,000	30,946	-	30,946	35,000
Dues, Licenses, Subscriptions	10,000	2,733	5,000	7,733	10,000
Annual District Filing Fee	200	175	-	175	200
Misc-Contingency	3,000	4,969	-	4,969	5,000
Total Personnel & Administration Expenditures	**925,090**	**701,677**	**226,541**	**928,218**	**1,127,590**

GENERAL FUND
FIELD EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Unemployment Taxes	5,000	-	5,000	5,000	5,000
Payroll-Salaried	670,000	416,959	100,000	516,959	725,000
Payroll - Special Pay	6,000	-	6,000	6,000	6,000
FICA Expense	51,000	30,899	8,000	38,899	56,000
Pension Expense	100,000	70,389	20,000	90,389	100,000
Health & Life Insurance	304,000	178,916	50,000	228,916	307,000
Worker'S Comp Insurance	40,000	10,346	10,000	20,346	40,000
Contracts-Water Quality	8,000	3,504	3,000	6,504	8,000
Contracts-Landscape	110,000	43,000	20,000	63,000	80,000
Communication-Telephone	5,000	5,313	1,063	6,376	10,000
Electric	20,000	5,609	1,122	6,731	20,000
Electric - Heron Bay Preserve	10,000	1,319	264	1,582	15,000
Water/Sewer	1,500	1,074	215	1,289	1,500
Rental/Lease - Vehicle/Equip	3,000	-	3,000	3,000	3,000
Insurance - General Liability	60,000	56,140	-	56,140	60,000
R&M-General	20,000	1,530	10,000	11,530	20,000
R&M-Vehicles	12,000	4,684	5,000	9,684	10,000
R&M-Trees & Trimming	10,000	-	10,000	10,000	10,000
R&M-Culvert Cleaning	50,000	-	-	-	-
R&M-Pump Station	50,000	11,882	20,000	31,882	50,000
R&M-Road Maintenance	15,000	-	15,000	15,000	15,000
Op Supplies - General	12,000	6,333	5,000	11,333	12,000
Security	5,000	52,564	-	52,564	10,000
Op Supplies - Aquatic Treatment	185,000	55,004	100,000	155,004	170,000
Op Supplies-Uniforms	10,000	5,576	4,000	9,576	10,000
Op Supplies-Fuel, Oil	70,000	19,597	10,000	29,597	70,000
Misc-Licenses & Permits	10,000	981	5,000	5,981	10,000
Misc-Hurricane Expense	40,000	-	20,000	20,000	20,000
Misc-Contingency	1,000	195	500	695	1,000
Preserve Landscaping/Maintenance	300,000	364,662	45,666	410,328	300,000
Preserve Security	-	9,819	1,964	11,782	100,000
Preserve Communication	-	7,002	1,400	8,402	18,000
Parkland Golf & County Club (PGCC)	-	28,502	-	28,502	45,600
Total Field Expenditures	**2,183,500**	**1,391,797**	**481,193**	**1,872,990**	**2,308,100**

GENERAL FUND
CAPITAL RESERVES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
CIP-Welcome Center at Heron Bay (VLC)	-	1,382,997	-	1,382,997	-
CIP-Heron Bay Preserve Landscaping	-	15,000	-	15,000	-
CIP-Heron Bay Preserve Artifical Grass	-	59,995	-	59,995	-
CIP-Heron Bay Preserve (Misc Exp)	-	179,704	-	179,704	-
CIP-Preserve Storage Facility/TO 0824-1	-	67	-	67	-
CIP-Interior Design/RFP 2024-10 (HBPrsv)	-	8,800	-	8,800	-
CIP-TO 0425-1 P.S. #1 Improvements (VLC)	-	790,000	-	790,000	-
CIP-Parking/Roadway at NS Preserve (VLC)	-	50,721	-	50,721	-
CIP-Canal Dredging RFB 2025-06 (E.Coast)	-	1,245,079	-	1,245,079	-
CIP-8" Aluminum Fence/Preserve (E.Coast)	-	195,000	-	195,000	-
Capital Outlay	603,999	140,691	-	140,691	531,740
Total Reserves Expenditures	**603,999**	**4,068,055**	**-**	**4,068,055**	**531,740**
Total Expenditures	**3,712,589**	**6,161,529**	**707,735**	**6,869,263**	**3,967,430**
Excess of Revenues Over (Under) Expenditures	**(1)**	**3,349,984**	**(677,735)**	**2,672,249**	**-**

NET ASSESSMENT LEVY					$3,806,430
ADD, DISCOUNTS/COLLECTIONS AT 7% Administrative					$80,685
ADD, DISCOUNTS/COLLECTIONS AT 7% Maintenance					$ 205,821
TOTAL ASSESSMENT LEVY					**$4,092,936**
	FY 2026			**FY 2027**	
	$ Per Unit	**Totals**		**$ Per Unit**	**Totals**
General Fund-001 Total Assessment Levy		$3,838,894			$4,092,936
Total Assessable Units:					
A	17,161.00	$ 834,883		17,219	$1,152,640
B	16,934.50	$3,004,011		16,992	$2,940,296
Assessment per Unit:					
A	48.65			66.94	
B	177.39			173.04	

GENERAL FUND NARRATIVES

REVENUES

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

Permit Review Fees: Permit review fees are projected based on revenues from the preceding fiscal year.

Interest Income - Investments: This line represents earnings on the District's invested funds, including funds invested through the State Board of Administration of Florida. Investment income helps offset operating expenses and reduce the amount required from special assessments.

Miscellaneous Revenue: The District receives an annual reimbursement of $10,000 from the Parkland Isles fund for field management services provided by District staff. These services include serving as the liaison to the homeowner association, overseeing contractors, and ensuring compliance. This category also includes interest and other miscellaneous revenues.

EXPENDITURES

PERSONNEL & ADMINISTRATION

Payroll - Board of Supervisors Salaries: Pursuant to Chapter 2007-285 of the Laws of Florida, members of the Board of Supervisors are compensated $400 per meeting, not to exceed $4,800 annually per member.

Payroll - Salaried: This line represents budgeted salaries for administrative personnel, including anticipated compensation adjustments. Employees are evaluated annually to determine individual compensation changes. Related benefits, payroll taxes, and workers’ compensation costs are presented in their respective budget lines.

FICA Expense: This line item represents legally mandated payroll taxes for administrative personnel, calculated based on current salary rates.

Pension Expense: The District contributes a percentage of each employee's annual salary to the Florida Retirement System as part of the District's pension plan.

Health & Life Insurance: The District provides employees with health, life, dental, and disability insurance as part of a comprehensive benefits package.

Workers' Compensation: This funds legally mandated payments for employees who sustain work-related injuries or disabilities.

Unemployment Compensation: This accounts for expenses related to eligible unemployed workers.

Professional Services - Engineering: Covers expenses for engineering consultants providing services unrelated to capital improvement projects.

Professional Services - Arbitrage Rebate: The District engages an independent certified public accountant to calculate its annual arbitrage rebate liability on revenue bonds, based on standard service fees.

Professional Services - Dissemination Agent: This line covers services to assist the District with its applicable continuing-disclosure obligations for outstanding bonds, including the submission of required financial information and notices.

Professional Services - Trustee: The annual trustee fee is based on standard charges plus any out-of-pocket expenses. The trustee, typically a regulated and FDIC-compliant banking institution, oversees bond funding as part of the District's checks and balances system for bond expenditures and payments.

Professional Services - Legal Services: Represents legal counsel expenses, including preparation for monthly board meetings and contract reviews.

Professional Services - Legislative Expense: Covers potential consulting engagements specializing in legislative codification matters, bidding threshold requirements, and contract administration efficiencies. This may also include other consulting services for special projects as needed.

Actuarial Pension Cost of Benefits - OPEB: Florida Statutes require employers to offer retirees health coverage at the employer's group rate. GASB 75 mandates a periodic actuarial assessment of the costs and liabilities associated with these benefits.

Professional Services - Mgt. Consulting Services: Covers financial consulting services and coordination with the District's in-house accountants.

Professional Services - Special Assessment: Funds administrative services required to place the District's Non-Ad Valorem assessments on the tax roll.

Annual Audit: Covers the legally required annual independent audit of the District's financial records. Costs are based on the current engagement letter and anticipated adjustments.

Office & Administrative Expenses: Covers employee telephone services, postage and freight for correspondence, document printing and binding, professional record shredding services, legal advertising for meetings and bids, standard office supplies, and required annual filing fees.

Special Events: Funds annual District events such as training sessions, hosting other agencies, and employee appreciation initiatives.

Miscellaneous Contingency: Allocates funds for unexpected administrative expenses.

EXPENDITURES

FIELD EXPENDITURES

Contracts - Water Quality Testing: Water quality testing guides the aquatic plant control program and identifies potentially hazardous conditions.

Contracts - Landscaping & North Springs Preserve: The District hires landscape contractors to maintain drainage canals, canal banks, median areas, and the 150 acres of the stormwater preserve.

Electricity - General: Powers three pumping stations and various other areas throughout the District.

Insurance - General Liability: This line represents budgeted costs for the District's general liability insurance coverage.

Repairs & Maintenance (R&M): Covers general operations, vehicle fleets, tree trimming, culvert cleaning, pump stations, and roadway maintenance throughout the District.

Operating Supplies: Includes general supplies, chemicals and fish for managing aquatic growth within waterways, employee uniforms and annual shoe allowances, and diesel and gasoline for equipment.

Licenses & Permits: Covers permit fees, educational classes, and costs associated with obtaining necessary Aquatic Licenses.

Miscellaneous & Emergencies: Allocates reserves for annual hurricane preparations and unforeseen operational expenses related to stormwater management.

EXPENDITURES

CAPITAL RESERVES

Funds are allocated for capital expenditures, including but not limited to vehicles, heavy equipment, roof repairs, pump and muffler replacements, and other projects approved by the Board of Supervisors.

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PARKLAND ISLES
REVENUES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Assessments-On Roll	366,857	375,520	-	375,520	338,678
Interest-Investments	5,000	2,428	440	2,868	5,000
Carry Over Fund Balance From Previous Yr	70,000	-	70,000	70,000	70,000
Total Revenue	**441,857**	**377,948**	**70,440**	**448,388**	**413,678**

PARKLAND ISLES
PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Prof Serv-Mgt Consulting Serv	600	500	100	600	600
Annual Audit	1,300	1,084	200	1,284	1,300
Misc-Bank Charges	400	-	-	-	400
Total Personnel & Administration	**$ 2,300**	**$ 1,584**	**$ 300**	**$ 1,884**	**$ 2,300**

PARKLAND ISLES
OPERATION & MAINTENANCE EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Prof Serv-Field Management	25,000	20,833	4,167	25,000	25,000
Contracts-Landscape	172,080	100,380	71,700	172,080	172,080
R&M Mulch	41,000	40,613	-	40,613	45,100
Electric	9,000	6,198	1,200	7,398	9,000
Tree Trimming	56,000	55,535	-	55,535	56,000
Pest Control	1,000	-	-	-	1,000
R&M-Plant Replacement	50,000	29,721	20,000	49,721	50,000
R&M-Sidewalks	32,000	32,000	-	32,000	32,000
R&M-Irrigation	6,000	932	5,000	5,932	6,000
Misc-Contingency	3,000	-	3,000	3,000	3,000
Reserved for 1st Quarter Operating	30,000	-	-	-	-
Misc. Projects / Emerg	14,477	-	14,477	14,477	12,198
Total Operation & Maintenance	**$ 439,557**	**$ 286,211**	**$ 119,544**	**$ 405,755**	**$ 411,378**
Total Expenditures	**$ 441,857**	**$ 287,795**	**$ 119,844**	**$ 407,639**	**$ 413,678**
Excess of Revenues Over (Under)	**$ -**	**$ 90,153**	**$ (49,404)**	**$ 40,749**	**$ -**

NET ASSESSMENT LEVY		$338,678
ADD, DISCOUNTS/COLLECTIONS AT 7%		$25,492
TOTAL ASSESSMENT LEVY		**$364,170**
	FY 2026	**FY 2027**
Parkland Isles	$394,470	$364,170
Total Assessable Units	606	606
Assessment per Unit:	$650.94	$600.94

PARKLAND ISLES
NARRATIVES

REVENUES

Special Assessment - Net: The District will levy a Non-Ad Valorem assessment on all properties within Parkland Isles to fund annual operating and maintenance expenditures. This amount is net of discounts for early payments.

Interest - Investments: Earned from accounts with Truist, the SBA, various CDs, and debt service trust accounts with US Bank.

EXPENDITURES
PERSONNEL & ADMINISTRATION

Bank Charges: Covers bank charges and any associated financial fees incurred by the District.

EXPENDITURES
OPERATION & MAINTENANCE

Professional Services - Field Management: Funds field and contract management services provided by District staff.

Contracts & Maintenance (R&M): Includes comprehensive landscaping, fertilization, irrigation, annual tree pruning (including hurricane prep), and mulching for the perimeter berm surrounding the Parkland Isles community. It also covers routine plant replacements, pest control, and sidewalk repairs.

Electricity - General: Maintains an account with Florida Power & Light for operations on Pine Island Road.

Miscellaneous Contingency: Allocates funds for any unforeseen expenditures that may arise during the fiscal year.

Reserves – First-Quarter Operating Expenses: No additional appropriation is included in this line for FY2027.

Reserves - Projects or Emergencies: Allocates funds for specialized or designated projects, as well as emergency responses.

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HERON BAY MITIGATION
REVENUES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Assessments-On Roll	207,275	212,693	-	212,693	207,275
Interest-Investments	1,000	1,354	300	1,654	1,000
Total Revenue	**208,275**	**214,047**	**300**	**214,347**	**208,275**

HERON BAY MITIGATION
PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Annual Audit	1,600	1,334	200	1,534	1,600
Misc-Bank Charges	400	-	-	-	400
Total Personnel & Administration	**2,000**	**1,334**	**200**	**1,534**	**2,000**

HERON BAY MITIGATION

OPERATION & MAINTENANCE EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Cap Outlay	15,000	-	15,000	15,000	15,000
Landscaping	65,000	53,950	10,790	64,740	65,000
Aquatic Control	100,000	47,431	50,000	97,431	100,000
R&M General	1,000	-	1,000	1,000	1,000
Misc Contingency	200	-	200	200	200
Reserved for Designated Projects/ Emg	25,075	-	25,075	25,075	25,075
Total Operation & Maintenance	**206,275**	**101,381**	**102,065**	**203,446**	**206,275**
Total Expenditures	**208,275**	**102,714**	**102,265**	**204,979**	**208,275**
Excess of Revenues Over (Under) Expenditures	**-**	**111,333**	**(101,965)**	**9,368**	**-**

NET ASSESSMENT LEVY		207,275
ADD, DISCOUNTS/COLLECTIONS AT 7%		$15,601
TOTAL ASSESSMENT LEVY		**$222,876**
	FY 2026	**FY 2027**
Heron Bay Mitigation	$222,876	$222,876
Total Assessable Units	3,046	3,046
Assessment per Unit:	$73.17	$73.17

HERON BAY MITIGATION **NARRATIVES**

REVENUES

Special Assessment - Net: The District will levy a Non-Ad Valorem assessment on all properties within the Heron Bay Mitigation area to fund annual operating and maintenance expenditures. This amount is net of discounts for early payments.

EXPENDITURES

OPERATIONS & MAINTENANCE

Capital Outlay - Other: Covers the periodic purchase of new or replacement equipment as operationally necessary.

Landscaping: This line represents contracted landscaping and vegetation-maintenance services within the Heron Bay Mitigation Area.

Aquatic Control: Maintains and controls aquatic weeds and mitigation areas within the Heron Bay waterways.

Repairs, Maintenance & Contingency: Allocates funds for general repairs, ongoing maintenance, emergency projects, and unexpected expenditures specific to the Heron Bay Mitigation Area.

DEBT SERVICE

North Springs Improvement District

Debt Service Fund - Series 2014, Special Assessment Bonds

Assessment Area A (Mira Lago)

Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 10,900	$ 8,549	$ 7,801	$ 16,350	$ 10,900
Special Assessments	$ 548,577	$ 522,710	$ 25,867	$ 548,577	$ 548,577
Total Revenues	$ 559,477	$ 531,258	$ 33,668	$ 564,926	$ 559,477
Debt Service Expenditures:					
Interest - 11/1	$ 115,894	$ 115,894	$ -	$ 115,894	$ 106,138
Principal - 5/1	$ 320,000	$ -	$ 320,000	$ 320,000	$ 340,000
Interest - 5/1	$ 115,894	$ -	$ 115,894	$ 115,894	$ 106,138
Other Debt Service Expenditures:					
Arbitrage	$ 700	$ -	$ 700	$ 700	$ 700
Trustee	$ 3,500	$ -	$ 3,500	$ 3,500	$ 3,500
Dissemination	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000
Total Expenditures	$ 556,988	$ 115,894	$ 441,094	$ 555,988	$ 557,475
Excess Revenues	$ 2,489	$ 415,364	$ (407,426)	$ 8,938	$ 2,002
Beginning Fund Balance	$ 136,240	$ 137,620	$ -	$ 137,620	$ 146,558
Ending Fund Balance	$ 138,729	$ 552,984	$ (407,426)	$ 146,558	$ 148,560

(1) Fund Balance is net of Reserve Requirement:

Fund Balance	$ 414,104
Less: Reserve Requirement	$ (276,484)
Net Beginning Fund Balance	$ 137,620

Interest - 11/1/2027	$ 95,938
Total	$ 95,938

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
11/1/2026	$ 340,000	6.000%	$ -	$ 10,200	$ 10,200
5/1/2027	$ 340,000	6.000%	$ 340,000	$ 10,200	$ 350,200
Totals			$ 340,000	$ 20,400	

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
11/1/2026	$ 3,070,000	6.250%	$ -	$ 95,938	$ 95,938
5/1/2027	$ 3,070,000	6.250%	$ -	$ 95,938	$ -
11/1/2027	$ 3,070,000	6.250%	$ -	$ 95,938	$ 191,875
5/1/2028	$ 3,070,000	6.250%	$ 360,000	$ 95,938	$ -
11/1/2028	$ 2,710,000	6.250%	$ -	$ 84,688	$ 540,625
5/1/2029	$ 2,710,000	6.250%	$ 385,000	$ 84,688	$ -
11/1/2029	$ 2,325,000	6.250%	$ -	$ 72,656	$ 542,344
5/1/2030	$ 2,325,000	6.250%	$ 410,000	$ 72,656	$ -
11/1/2030	$ 1,915,000	6.250%	$ -	$ 59,844	$ 542,500
5/1/2031	$ 1,915,000	6.250%	$ 435,000	$ 59,844	$ -
11/1/2031	$ 1,480,000	6.250%	$ -	$ 46,250	$ 541,094
5/1/2032	$ 1,480,000	6.250%	$ 465,000	$ 46,250	$ -
11/1/2032	$ 1,015,000	6.250%	$ -	$ 31,719	$ 542,969
5/1/2033	$ 1,015,000	6.250%	$ 490,000	$ 31,719	$ -
11/1/2033	$ 525,000	6.250%	$ -	$ 16,406	$ 538,125
5/1/2034	$ 525,000	6.250%	$ 525,000	$ 16,406	$ 541,406
Totals			$ 3,070,000	$ 1,006,875	

North Springs Improvement District

Series 2014, Special Assessment Bonds

Assessment Area A (Combined 2027 & 2034 Maturity)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2026	$ 3,410,000		$ -	$ 106,138	$ 106,138
5/1/2027	$ 3,410,000		$ 340,000	$ 106,138	$ -
11/1/2027	$ 3,070,000		$ -	$ 95,938	$ 542,075
5/1/2028	$ 3,070,000		$ 360,000	$ 95,938	$ -
11/1/2028	$ 2,710,000		$ -	$ 84,688	$ 540,625
5/1/2029	$ 2,710,000		$ 385,000	$ 84,688	$ -
11/1/2029	$ 2,325,000		$ -	$ 72,656	$ 542,344
5/1/2030	$ 2,325,000		$ 410,000	$ 72,656	$ -
11/1/2030	$ 1,915,000		$ -	$ 59,844	$ 542,500
5/1/2031	$ 1,915,000		$ 435,000	$ 59,844	$ -
11/1/2031	$ 1,480,000		$ -	$ 46,250	$ 541,094
5/1/2032	$ 1,480,000		$ 465,000	$ 46,250	$ -
11/1/2032	$ 1,015,000		$ -	$ 31,719	$ 542,969
5/1/2033	$ 1,015,000		$ 490,000	$ 31,719	$ -
11/1/2033	$ 525,000		$ -	$ 16,406	$ 538,125
5/1/2034	$ 525,000		$ 525,000	$ 16,406	$ 541,406
Totals			$ 3,410,000	$ 1,027,275	

North Springs Improvement District
Debt Service Fund - Series 2014, Water Management Bonds
Unit Area A (Mira Lago)
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 14,000	$ 12,169	$ 6,084	$ 18,253	$ 14,400
Benefit Assessments	$ 505,050	$ 481,238	$ 23,812	$ 505,050	$ 505,050
Transfer In	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 519,050	$ 493,407	$ 29,896	$ 523,303	$ 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	$ -	$ 100	$ 100	$ 1,000
Trustee	$ 3,500	$ -	$ 3,500	$ 3,500	$ 3,500
Total Expenditures	$ 506,350	$ 250,575	$ 254,875	$ 505,450	$ 506,350
Excess Revenues	$ 12,700	$ 242,832	$ (224,979)	$ 17,853	$ 13,100
Beginning Fund Balance	$ 273,046	$ 240,832	$ -	$ 240,832	$ 258,685
Ending Fund Balance	$ 285,746	$ 483,664	$ (224,979)	$ 258,685	$ 271,785

(1) Fund Balance is net of Reserve Requirement:

Fund Balance	$ 714,517
Less: Reserve Requirement	$ (473,685)
Net Beginning Fund Balance	$ 240,832

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
11/1/2026	$ 7,710,000	6.500%	$ -	$ 250,575	$ 250,575
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	$ 7,024,875	

North Springs Improvement District

Debt Service Fund - Series 2014, Special Assessment Bonds

Assessment Area B (Watercrest)

Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 8,400	$ 6,845	$ 3,423	$ 10,268	$ 8,400
Special Assessments	$ 420,967	$ 405,754	$ 15,213	$ 420,967	$ 420,967
Total Revenues	$ 429,367	$ 412,599	$ 18,636	$ 431,234	$ 429,367
Debt Service Expenditures:					
Interest - 11/1	$ 89,269	$ 89,269	$ -	$ 89,269	$ 81,759
Principal - 5/1	$ 240,000	$ -	$ 240,000	$ 240,000	$ 255,000
Interest - 5/1	$ 89,269	$ -	$ 89,269	$ 89,269	$ 81,759
Other Debt Service Expenditures:					
Arbitrage	$ 700	$ -	$ 700	$ 700	$ 700
Dissemination	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000
Trustee	$ 3,500	$ -	$ 3,500	$ 3,500	$ 3,500
Total Expenditures	$ 423,738	$ 89,269	$ 334,469	$ 423,738	$ 423,718
Excess Revenues	$ 5,629	$ 323,330	$ (315,834)	$ 7,496	$ 5,648
Beginning Fund Balance	$ 119,636	$ 121,957	$ -	$ 121,957	$ 129,454
Ending Fund Balance	$ 125,265	$ 445,287	$ (315,834)	$ 129,454	$ 135,102

(1) Fund Balance is net of Reserve Requirement:

Fund Balance	$ 332,440
Less: Reserve Requirement	$ (210,483)
Net Beginning Fund Balance	$ 121,957

Interest - 11/1/2027	$ 73,950
Total	$ 73,950

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
11/1/2026	$ 255,000	6.125%	$ -	$ 7,809	$ 7,809
5/1/2027	$ 255,000	6.125%	$ 255,000	$ 7,809	$ 262,809
Totals			$ 255,000	$ 15,619	

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
11/1/2026	$	2,320,000	6.375%	$	-	$	73,950	$	73,950
5/1/2027	$	2,320,000	6.375%	$	-	$	73,950	$	-
11/1/2027	$	2,320,000	6.375%	$	-	$	73,950	$	147,900
5/1/2028	$	2,320,000	6.375%	$	270,000	$	73,950	$	-
11/1/2028	$	2,050,000	6.375%	$	-	$	65,344	$	409,294
5/1/2029	$	2,050,000	6.375%	$	290,000	$	65,344	$	-
11/1/2029	$	1,760,000	6.375%	$	-	$	56,100	$	411,444
5/1/2030	$	1,760,000	6.375%	$	310,000	$	56,100	$	-
11/1/2030	$	1,450,000	6.375%	$	-	$	46,219	$	412,319
5/1/2031	$	1,450,000	6.375%	$	330,000	$	46,219	$	-
11/1/2031	$	1,120,000	6.375%	$	-	$	35,700	$	411,919
5/1/2032	$	1,120,000	6.375%	$	350,000	$	35,700	$	-
11/1/2032	$	770,000	6.375%	$	-	$	24,544	$	410,244
5/1/2033	$	770,000	6.375%	$	375,000	$	24,544	$	-
11/1/2033	$	395,000	6.375%	$	-	$	12,591	$	412,134
5/1/2034	$	395,000	6.375%	$	395,000	$	12,591	$	407,591
Totals				$	2,320,000	$	776,794		

North Springs Improvement District
Series 2014, Special Assessment Bonds
Assessment Area B (Combined 2027 & 2034 Maturity)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2026	$ 2,575,000		$ -	$ 81,759	$ 81,759
5/1/2027	$ 2,575,000		$ 255,000	$ 81,759	$ -
11/1/2027	$ 2,320,000		$ -	$ 73,950	$ 410,709
5/1/2028	$ 2,320,000		$ 270,000	$ 73,950	$ -
11/1/2028	$ 2,050,000		$ -	$ 65,344	$ 409,294
5/1/2029	$ 2,050,000		$ 290,000	$ 65,344	$ -
11/1/2029	$ 1,760,000		$ -	$ 56,100	$ 411,444
5/1/2030	$ 1,760,000		$ 310,000	$ 56,100	$ -
11/1/2030	$ 1,450,000		$ -	$ 46,219	$ 412,319
5/1/2031	$ 1,450,000		$ 330,000	$ 46,219	$ -
11/1/2031	$ 1,120,000		$ -	$ 35,700	$ 411,919
5/1/2032	$ 1,120,000		$ 350,000	$ 35,700	$ -
11/1/2032	$ 770,000		$ -	$ 24,544	$ 410,244
5/1/2033	$ 770,000		$ 375,000	$ 24,544	$ -
11/1/2033	$ 395,000		$ -	$ 12,591	$ 412,134
5/1/2034	$ 395,000		$ 395,000	$ 12,591	$ 407,591
Totals			$ 2,575,000	$ 792,413	

North Springs Improvement District
Debt Service Fund - Series 2014, Water Management Bonds
Unit Area B (Watercrest)
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 10,935	$ 9,126	$ 4,563	$ 13,689	$ 10,935
Benefit Assessments	$ 398,163	$ 383,774	$ 14,389	$ 398,163	$ 398,163
Total Revenues	$ 409,098	$ 392,900	$ 18,952	$ 411,852	$ 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	$ -	$ 100	$ 100	$ 1,000
Trustee	$ 3,500	$ -	$ 3,500	$ 3,500	$ 3,500
Total Expenditures	$ 403,363	$ 199,081	$ 203,381	$ 402,462	$ 403,363
Excess Revenues	$ 5,736	$ 193,819	$ (184,429)	$ 9,390	$ 5,736
Beginning Fund Balance	$ 204,577	$ 191,956	$ -	$ 191,956	$ 201,346
Ending Fund Balance	$ 210,313	$ 385,775	$ (184,429)	$ 201,346	$ 207,082

(1) Fund Balance is net of Reserve Requirement:

Fund Balance	$ 536,203
Less: Reserve Requirement	$ (344,247)
Net Beginning Fund Balance	$ 191,956

Interest - 11/1/2027	$ 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
11/1/2026	$ 6,010,000	6.625%	$ -	$ 199,081	$ 199,081
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	$ 5,589,844	

North Springs Improvement District
Debt Service Fund - Series 2015 Water Management Refunding Bonds
Supplement No. 3
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 12,690	$ 10,328	$ 51,164	$ 61,492	$ 12,690
Benefit Assessments	$ 530,179	$ 515,770	$ 14,409	$ 530,179	$ 566,584
Total Revenues	$ 542,869	$ 526,098	$ 65,573	$ 591,671	$ 579,274
Debt Service Expenditures:					
Interest - 11/1	$ 97,879	$ 97,829	$ -	$ 97,829	$ 89,913
Principal - 5/1	$ 350,000	$ -	$ 350,000	$ 350,000	$ 365,000
Interest - 5/1	$ 97,879	$ -	$ 97,879	$ 97,879	$ 89,913
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 650	$ 650	$ -	$ 650	$ 650
Dissemination	$ -	$ -	$ -	$ -	$ -
Trustee	$ 4,256	$ 4,256	$ -	$ 4,256	$ 4,256
Total Expenditures	$ 550,664	$ 102,735	$ 447,879	$ 550,614	$ 549,732
Excess Revenues	$ (7,795)	$ 423,363	$ (382,306)	$ 41,057	$ 29,542
Beginning Fund Balance	$ 236,640	$ 242,184	$ -	$ 242,184	$ 283,241
Ending Fund Balance	$ 228,845	$ 665,547	$ (382,306)	$ 283,241	$ 312,783

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

Beginning Fund Balance	$ 494,891
Less: Reserve Requirement	$ (252,706)
Net Beginning Fund Balance	$ 242,184

Interest - 11/1/2027	$ 81,656
Total	$ 81,656

Units	Gross Per Unit	Total Gross Assessment
1,334	$ 457	$ 609,230

Gross Assessment	$ 609,230
Less: Disc. & Collections @ 7%	$ (42,646)
Net Assessments	$ 566,584

North Springs Improvement District

Series 2015 Water Management Refunding Bonds

Amortization Schedule

Date		Balance	Coupon		Principal		Interest		Annual
11/1/2026	$	3,975,000	4.524%	$	-	$	89,913	$	89,913
5/1/2027	$	3,975,000	4.524%	$	365,000	$	89,913	$	-
11/1/2027	$	3,610,000	4.524%	$	-	$	81,656	$	536,569
5/1/2028	$	3,610,000	4.524%	$	385,000	$	81,656	$	-
11/1/2028	$	3,225,000	4.524%	$	-	$	72,948	$	539,604
5/1/2029	$	3,225,000	4.524%	$	400,000	$	72,948	$	-
11/1/2029	$	2,825,000	4.524%	$	-	$	63,900	$	536,848
5/1/2030	$	2,825,000	4.524%	$	420,000	$	63,900	$	-
11/1/2030	$	2,405,000	4.524%	$	-	$	54,400	$	538,300
5/1/2031	$	2,405,000	4.524%	$	440,000	$	54,400	$	-
11/1/2031	$	1,965,000	4.524%	$	-	$	44,447	$	538,847
5/1/2032	$	1,965,000	4.524%	$	460,000	$	44,447	$	-
11/1/2032	$	1,505,000	4.524%	$	-	$	34,042	$	538,490
5/1/2033	$	1,505,000	4.524%	$	480,000	$	34,042	$	-
11/1/2033	$	1,025,000	4.524%	$	-	$	23,185	$	537,227
5/1/2034	$	1,025,000	4.524%	$	500,000	$	23,185	$	-
11/1/2034	$	525,000	4.524%	$	-	$	11,875	$	535,060
5/1/2035	$	525,000	4.524%	$	525,000	$	11,875	$	536,875
Totals				$	3,975,000	$	952,733		

North Springs Improvement District
Debt Service Fund - Series 2016 Special Assessment Refunding Bonds
Parkland Golf & Country Club
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26		Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:						
Interest Income	$ 43,200	$ 36,048		$ 18,024	$ 54,072	$ -
Assessments	$ 1,708,383	$ 1,602,154		$ 106,229	$ 1,708,383	$ -
Transfer In	$ -	$ -		$ -	$ -	$ -
Total Revenues	$ 1,751,583	$ 1,638,202		$ 124,253	$ 1,762,455	$ -
Debt Service Expenditures:						
Interest - 11/1	$ 27,638	$ 27,638		$ -	$ 27,638	$ -
Principal - 5/1	$ 1,650,000	$ -		$ 1,650,000	$ 1,650,000	$ -
Special Call - 11/1	$ -	$ -		$ -	$ -	$ -
Interest - 5/1	$ 27,638	$ -		$ 27,638	$ 27,638	$ -
Other Debt Service Expenditures:						
Arbitrage Rebate	$ 650	$ 650		$ -	$ 650	$ -
Dissemination	$ 250	$ -		$ 250	$ 250	$ -
Trustee	$ 4,041	$ 4,041		$ -	$ 4,041	$ -
Total Expenditures	$ 1,710,217	$ 32,328		$ 1,677,888	$ 1,710,216	$ -
Excess Revenues	$ 41,366	$ 1,605,874		$ (1,553,635)	$ 52,239	$ -
Beginning Fund Balance	$ 928,586	$ 951,656		$ -	$ 951,656	$ 1,003,895
Ending Fund Balance	$ 969,952	$ 2,557,530	#	$ (1,553,635)	$ 1,003,895	$ 1,003,895

(1) Beginning Fund Balance is net of Reserve Requirement:	
Beginning Fund Balance	$ 1,805,847
Less: Reserve Requirement	$ (854,191)
Net Beginning Fund Balance	$ 951,656

Interest - 11/1/2027	$ -
Total	$ -

North Springs Improvement District
Series 2016 Special Assessment Refunding Bonds
Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2026	$ -	3.350%	$ -		$ -
Totals			$ -	$ -	

North Springs Improvement District

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

Heron Bay North

Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 13,100	$ 12,738	$ 6,369	$ 19,107	$ -
Assessments - Tax Collector	$ 425,412	$ 408,909	$ 16,503	$ 425,412	$ -
Total Revenues	$ 438,512	$ 421,647	$ 22,872	$ 444,519	$ -
Debt Service Expenditures:					
Series 2016					
Interest - 11/1	$ 10,027	$ 10,027	$ -	$ 10,027	$ -
Principal - 5/1	$ 365,000	$ -	$ 365,000	$ 365,000	$ -
Interest - 5/1	$ 10,027	$ -	$ 10,027	$ 10,027	$ -
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 1,000	$ -	$ 1,000	$ 1,000	$ -
Dissemination	$ -	$ -	$ -	$ -	$ -
Trustee	$ 3,100	$ -	$ 3,100	$ 3,100	$ -
Total Expenditures	$ 389,154	$ 10,027	$ 379,127	$ 389,154	$ -
	$ -		$ -		
Excess Revenues	$ 49,358	$ 411,620	$ (356,255)	$ 55,365	$ -
Beginning Fund Balance	$ 558,446	$ 563,083	$ -	$ 563,083	$ -
					$ -
Ending Fund Balance	$ 607,804	$ 974,703	$ (356,255)	$ 618,448	$ -

(1) Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2027	$ -
Beginning Fund Balance	$ 783,218	Total	$ -
Less: Reserve Requirement	$ (220,135)		
Net Beginning Fund Balance	$ 563,083		

North Springs Improvement District

Series 2016, Heron Bay North Special Assessments Refunding Bonds

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/2026	$ 375,000	2.710%	$ -	$ 5,081	$ 5,081
5/1/2027	$ 375,000	2.710%	$ 375,000	$ 5,081	
Totals			$ 375,000	$ 10,163	

North Springs Improvement District
Debt Service Fund - Series 2017 Special Assessment Bonds
Assessment Area C
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 16,000	$ 13,147	$ 6,574	$ 19,720	$ 16,000
Assessments	$ 672,552	$ 632,621	$ 39,931	$ 672,552	$ 672,552
Total Revenues	$ 688,552	$ 645,768	$ 46,505	$ 692,272	$ 688,552
Debt Service Expenditures:					
Interest 11/1	$ 154,975	$ 154,975	$ -	$ 154,975	$ 147,450
Interest 5/1	$ 154,975	$ -	$ 154,975	$ 154,975	$ 147,450
Principal	$ 370,000	$ -	$ 370,000	$ 370,000	$ 385,000
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	$ 8,512	$ 4,256
Total Expenditures	$ 685,906	$ 159,931	$ 530,231	$ 690,162	$ 685,856
Excess Revenues	$ 2,646	$ 485,836	$ (483,727)	$ 2,110	$ 2,696
Beginning Fund Balance	$ 347,324	$ 356,617	$ -	$ 356,617	$ 358,727
Ending Fund Balance	$ 349,970	$ 842,454	$ (483,727)	$ 358,727	$ 361,424

Beginning Fund Balance is net of Reserve Requirement:

Beginning Fund Balance	$ 692,892
Less: Reserve Requirement	$ (336,275)
Net Beginning Fund Balance	$ 356,617

Interest - 11/1/2027	$ 139,750
Total	$ 139,750

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
11/1/2026	$ 6,055,000	$ -	$ 147,450	$ 147,450
5/1/2027	$ 6,055,000	$ 385,000	$ 147,450	
11/1/2027	$ 5,670,000	$ -	$ 139,750	$ 672,200
5/1/2028	$ 5,670,000	$ 400,000	$ 139,750	
11/1/2028	$ 5,270,000	$ -	$ 131,750	$ 671,500
5/1/2029	$ 5,270,000	$ 415,000	$ 131,750	
11/1/2029	$ 4,855,000	$ -	$ 121,375	$ 668,125
5/1/2030	$ 4,855,000	$ 440,000	$ 121,375	
11/1/2030	$ 4,415,000	$ -	$ 110,375	$ 671,750
5/1/2031	$ 4,415,000	$ 460,000	$ 110,375	
11/1/2031	$ 3,955,000	$ -	$ 98,875	$ 669,250
5/1/2032	$ 3,955,000	$ 485,000	$ 98,875	
11/1/2032	$ 3,470,000	$ -	$ 86,750	$ 670,625
5/1/2033	$ 3,470,000	$ 510,000	$ 86,750	
11/1/2033	$ 2,960,000	$ -	$ 74,000	$ 670,750
5/1/2034	$ 2,960,000	$ 535,000	$ 74,000	
11/1/2034	$ 2,425,000	$ -	$ 60,625	$ 669,625
5/1/2035	$ 2,425,000	$ 560,000	$ 60,625	
11/1/2035	$ 1,865,000	$ -	$ 46,625	$ 667,250
5/1/2036	$ 1,865,000	$ 590,000	$ 46,625	
11/1/2036	$ 1,275,000	$ -	$ 31,875	$ 668,500
5/1/2037	$ 1,275,000	$ 620,000	$ 31,875	
11/1/2037	$ 655,000	$ -	$ 16,375	$ 668,250
5/1/2038	$ 655,000	$ 655,000	$ 16,375	
11/1/2038	$ -	$ -	$ -	$ 671,375
Totals		$ 6,055,000	$ 2,131,650	

North Springs Improvement District
Debt Service Fund - Series 2017 Water Management Bonds
Unit Area C
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 11,200	$ 9,305	$ 4,653	$ 13,957	$ 11,200
Assessments	$ 435,503	$ 409,650	$ 25,853	$ 435,503	$ 435,503
Total Revenues	$ 446,703	$ 418,954	$ 30,506	$ 449,460	$ 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	$ 222,706	$ 218,750	$ 441,456	$ 441,456
Excess Revenues	$ 5,247	$ 196,248	$ (188,245)	$ 8,003	$ 5,247
Beginning Fund Balance	$ 225,782	$ 210,398	$ -	$ 210,398	$ 218,402
Ending Fund Balance	$ 231,029	$ 406,646	$ (188,245)	$ 218,402	$ 223,649

Beginning Fund Balance is net of Reserve Requirement:

Beginning Fund Balance	$ 555,289
Less: Reserve Requirement	$ (344,891)
Net Beginning Fund Balance	$ 210,398

Interest - 11/1/2027	$ 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
11/1/2026	$ 8,710,000	$ -	$ 217,750	$ 217,750
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	
11/1/2045	$ 3,080,000		$ 77,000	$ 1,107,250
5/1/2046	$ 3,080,000	$ 975,000	$ 77,000	

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

Date	Balance	Principal	Interest	Annual
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	$ 7,799,250	

North Springs Improvement District
Debt Service Fund - Series 2018 (Pump Station No. 3) Special Assessment Bonds
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 4,400	$ 1,653	$ 2,000	$ 3,653	$ 4,400
Assessments	$ 246,950	$ 236,532	$ 10,418	$ 246,950	$ 246,950
Total Revenues	$ 251,350	$ 238,185	$ 12,418	$ 250,603	$ 251,350
Debt Service Expenditures:					
Interest 11/1	$ 55,313	$ 55,313	$ -	$ 55,313	$ 52,260
Interest 5/1	$ 55,313	$ -	$ 55,313	$ 55,313	$ 52,260
Principal	$ 135,000	$ -	$ 135,000	$ 135,000	$ 140,000
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	$ 251,582	$ 55,313	$ 196,269	$ 251,582	$ 250,476
Excess Revenues	$ (232)	$ 182,872	$ (183,851)	$ (979)	$ 874
Beginning Fund Balance	$ 93,584	$ 96,038	$ -	$ 96,038	$ 95,060
Ending Fund Balance	$ 93,352	$ 278,911	$ (183,851)	$ 95,060	$ 95,934

Beginning Fund Balance is net of Reserve Requirement:

Beginning Fund Balance	$ 157,776
Less: Reserve Requirement	$ (61,738)
Net Beginning Fund Balance	$ 96,038

Interest - 11/1/2027	$ 49,215
Total	$ 49,215

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
11/1/2026	$	2,220,000		$	-	$	52,260	$	52,260
5/1/2027	$	2,220,000	4.350%	$	140,000	$	52,260	$	-
11/1/2027	$	2,080,000		$	-	$	49,215	$	241,475
5/1/2028	$	2,080,000	4.350%	$	150,000	$	49,215	$	-
11/1/2028	$	1,930,000		$	-	$	45,953	$	245,168
5/1/2029	$	1,930,000	4.650%	$	155,000	$	45,953	$	-
11/1/2029	$	1,775,000		$	-	$	42,349	$	243,301
5/1/2030	$	1,775,000	4.650%	$	160,000	$	42,349	$	-
11/1/2030	$	1,615,000		$	-	$	38,629	$	240,978
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				$	2,220,000	$	749,620		

North Springs Improvement District

Debt Service Fund - Parkland Bay Series 2018 Special Assessment Bonds

Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 13,600	$ 11,097	$ 5,954	$ 17,051	$ 13,600
Assessments	$ 545,702	$ 528,302	$ 17,400	$ 545,702	$ 545,702
Total Revenues	$ 559,302	$ 539,399	$ 23,354	$ 562,752	$ 559,302
Debt Service Expenditures:					
Interest 11/1	$ 128,644	$ 128,644	$ -	$ 128,644	$ 122,481
Interest 5/1	$ 128,644	$ -	$ 128,644	$ 128,644	$ 122,481
Principal	$ 290,000	$ -	$ 290,000	$ 290,000	$ 305,000
			$ -		
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 650	$ 650	$ -	$ 650	$ 650
Dissemination	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000
Trustee	$ 3,771	$ -	$ 3,771	$ 3,771	$ 3,771
Total Expenditures	$ 552,709	$ 129,294	$ 423,415	$ 552,709	$ 555,383
Excess Revenues	$ 6,593	$ 410,105	$ (400,062)	$ 10,044	$ 3,919
Beginning Fund Balance	$ 250,291	$ 252,409	$ -	$ 252,409	$ 262,453
Ending Fund Balance	$ 256,884	$ 662,514	$ (400,062)	$ 262,453	$ 266,372

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2027	$ 122,481
Beginning Fund Balance	$ 537,778	Total	$ 122,481
Less: Reserve Requirement	$ (285,369)		
Net Beginning Fund Balance	$ 252,409		

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
11/1/2026	$	5,105,000		$	-	$	122,481	$	122,481
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				$	5,105,000	$	1,823,925		

North Springs Improvement District
Debt Service Fund - Parkland Bay Series 2018 Water Managment Bonds
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 17,800	$ 15,274	$ 7,637	$ 22,911	$ 17,800
Assessments	$ 403,255	$ 390,604	$ 12,651	$ 403,255	$ 403,255
Transfer In	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 421,055	$ 405,878	$ 20,288	$ 426,166	$ 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	$ 1,000
Trustee	$ 3,771	$ -	$ 3,771	$ 3,771	$ 3,771
Total Expenditures	$ 406,671	$ 201,275	$ 205,396	$ 406,671	$ 406,671
Excess Revenues	$ 14,384	$ 204,603	$ (185,108)	$ 19,495	$ 14,384
Beginning Fund Balance	$ 317,404	$ 322,396	$ -	$ 322,396	$ 341,891
Ending Fund Balance	$ 331,788	$ 526,999	$ (185,108)	$ 341,891	$ 356,275

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2027	$ 200,625
Beginning Fund Balance	$ 835,521	Total	$ 200,625
Less: Reserve Requirement	$ (513,125)		
Net Beginning Fund Balance	$ 322,396		

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
11/1/2026	$	8,025,000	$	-	$	200,625	$	200,625
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	$ 7,186,000	

North Springs Improvement District
Debt Service Fund - Series 2021 Water Managment Bonds
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ 24,000	$ 18,069	$ 9,035	$ 27,104	$ 24,000
Assessments	$ 1,542,865	$ 1,479,919	$ 62,946	$ 1,542,865	$ 1,542,865
Bond Proceeds	$ -	$ -	$ -	$ -	$ -
Total Revenues	$ 1,566,865	$ 1,497,989	$ 71,981	$ 1,569,969	$ 1,566,865
Debt Service Expenditures:					
2021-1 Interest 11/1	$ 299,175	$ 299,175	$ -	$ 299,175	$ 295,325
2021-1 Interest 5/1	$ 299,175	$ -	$ 299,175	$ 299,175	$ 295,325
2021-1Principal 5/1	$ 385,000	$ -	$ 385,000	$ 385,000	$ 395,000
2021-2 Interest 11/1	$ 167,641	$ 167,641	$ -	$ 167,641	$ 165,335
2021-2 Interest 5/1	$ 167,641	$ -	$ 167,641	$ 167,641	$ 165,335
2021-2 Principal 5/1	$ 225,000	$ -	$ 225,000	$ 225,000	$ 230,000
Transfer out	$ -	$ 3,574	$ -	$ 3,574	$ -
Other Debt Service Expenditures:					
Arbitrage Rebate	$ 700	$ 700	$ -	$ 700	$ 700
Dissemination	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000
Trustee	$ 4,139	$ 4,246	$ -	$ 4,246	$ 4,246
Total Expenditures	$ 1,549,471	$ 475,336	$ 1,077,816	$ 1,553,152	$ 1,552,266
Excess Revenues	$ 17,394	$ 1,022,652	$ (1,005,835)	$ 16,817	$ 14,599
Beginning Fund Balance	$ 636,068	$ 651,864	$ -	$ 651,864	$ 668,681
Ending Fund Balance	$ 653,462	$ 1,674,516	$ (1,005,835)	$ 668,681	$ 683,280

Beginning Fund Balance is net of Reserve Requirement:	
Beginning Fund Balance	$ 844,762
Less: Reserve Requirement	$ (192,898)
Net Beginning Fund Balance	$ 651,864

Interest - 11/1/2027	$ 452,090
Total	$ 452,090

	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
11/1/2026	$ 17,165,000	$ -	$ 295,325	$ 295,325
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		$ 17,165,000	$ 8,659,550	

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

Date	Balance	Principal	Interest	Annual
11/1/2026	$ 9,335,000	$ -	$ 165,335	$ 165,335
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		$ 9,335,000	$ 5,298,923	

North Springs Improvement District
Debt Service Fund - Series 2026 Parkland Royale II
Fiscal Year 2027

Description	Adopted Budget Fiscal Year 2026	Actual Thru 3/31/26	Projected Next 6 Months	Projected Actual 9/30/26	Proposed Budget Fiscal Year 2027
Revenues:					
Interest Income	$ -	$ -	$ -	$ -	$ 3,500
Assessments	$ -	$ -	$ -	$ -	$ 369,853
Bond Proceeds	$ -	$ -	$ 256,682	$ 256,682	$ -
Total Revenues	$ -	$ -	$ 256,682	$ 256,682	$ 373,353
Debt Service Expenditures:					
2026 Interest 11/1	$ -	$ -	$ -	$ -	$ 71,755
2026 Interest 5/1	$ -	$ -	$ -	$ -	$ 112,313
2026 Principal 5/1	$ -	$ -	$ -	$ -	$ 145,000
Transfer out	$ -	$ -	$ -	$ -	$ -
Other Debt Service Expenditures:					
Arbitrage Rebate	$ -	$ -	$ -	$ -	$ 700
Dissemination	$ -	$ -	$ -	$ -	$ 1,000
Trustee	$ -	$ -	$ -	$ -	$ 4,246
Total Expenditures	$ -	$ -	$ -	$ -	$ 335,014
Excess Revenues	$ -	$ -	$ 256,682	$ 256,682	$ 38,339
Beginning Fund Balance	$ -	$ -	$ -	$ -	$ 71,755
Ending Fund Balance	$ -	$ -	$ 256,682	$ 256,682	$ 110,095

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2027	$ 109,413
Beginning Fund Balance	$ -	Total	$ 109,413
Less: Reserve Requirement	$ -		
Net Beginning Fund Balance	$ -		

Units	Per Unit	Total Assessment
138	$ 1,909	$ 263,409
67	$ 2,004	$ 134,282
Gross Assessment		$ 397,691
Less: Disc. & Collections @ 7%		$ (27,838)
Net Assessments		$ 369,853

North Springs Improvement District
Series 2026 Parkland Royale II
Amortization Schedule

Date		Balance		Principal		Interest		Annual
11/1/2026	$	4,630,000	$	-	$	71,755	$	71,755
5/1/2027	$	4,630,000	$	145,000.00	$	112,313		
11/1/2027	$	4,485,000	$	-	$	109,413	$	366,725
5/1/2028	$	4,485,000	$	150,000.00	$	109,413		
11/1/2028	$	4,335,000	$	-	$	106,413	$	365,825
5/1/2029	$	4,335,000	$	160,000.00	$	106,413		
11/1/2029	$	4,175,000	$	-	$	103,213	$	369,625
5/1/2030	$	4,175,000	$	165,000.00	$	103,213		
11/1/2030	$	4,010,000			$	99,913	$	368,125
5/1/2031	$	4,010,000	$	170,000.00	$	99,913		
11/1/2031	$	3,840,000	$	-	$	96,513	$	366,425
5/1/2032	$	3,840,000	$	180,000.00	$	96,513		
11/1/2032	$	3,660,000	$	-	$	92,575	$	369,088
5/1/2033	$	3,660,000	$	185,000.00	$	92,575		
11/1/2033	$	3,475,000	$	-	$	88,528	$	366,103
5/1/2034	$	3,475,000	$	195,000.00	$	88,528		
11/1/2034	$	3,280,000	$	-	$	84,263	$	367,791
5/1/2035	$	3,280,000	$	205,000.00	$	84,263		
11/1/2035	$	3,075,000	$	-	$	79,778	$	369,041
5/1/2036	$	3,075,000	$	215,000.00	$	79,778		
11/1/2036	$	2,860,000	$	-	$	75,075	$	369,853
5/1/2037	$	2,860,000	$	225,000.00	$	75,075		
11/1/2037	$	2,635,000	$	-	$	69,169	$	369,244
5/1/2038	$	2,635,000	$	235,000.00	$	69,169		
11/1/2038	$	2,400,000	$	-	$	63,000	$	367,169
5/1/2039	$	2,400,000	$	250,000.00	$	63,000		
11/1/2039	$	2,150,000	$	-	$	56,438	$	369,438
5/1/2040	$	2,150,000	$	260,000.00	$	56,438		
11/1/2040	$	1,890,000	$	-	$	49,613	$	366,050
5/1/2041	$	1,890,000	$	275,000.00	$	49,613		
11/1/2041	$	1,615,000	$	-	$	42,394	$	367,006
5/1/2042	$	1,615,000	$	290,000.00	$	42,394		
11/1/2042	$	1,325,000	$	-	$	34,781	$	367,175
5/1/2043	$	1,325,000	$	305,000.00	$	34,781		
11/1/2043	$	1,020,000	$	-	$	26,775	$	366,556
5/1/2044	$	1,020,000	$	320,000.00	$	26,775		
11/1/2044	$	700,000	$	-	$	18,375	$	365,150
5/1/2045	$	700,000	$	340,000.00	$	18,375		
11/1/2045	$	360,000	$	-	$	9,450	$	367,825
5/1/2046	$	360,000	$	360,000.00	$	9,450		
11/1/2046	$	-	$	-	$	-	$	369,450
Totals			$	4,630,000	$	2,795,418		

DEBT SERVICE **NARRATIVES**

REVENUES

Special Assessment - Debt Service: The District levies a Non-Ad Valorem special assessment on applicable properties to fulfill the annual debt service requirements for its outstanding bonds. This collected amount is net of applicable discounts for early payments.

Interest Income: Revenue generated from interest earned on funds held in debt service reserve and trust accounts, which are managed by the District's trustee.

EXPENDITURES

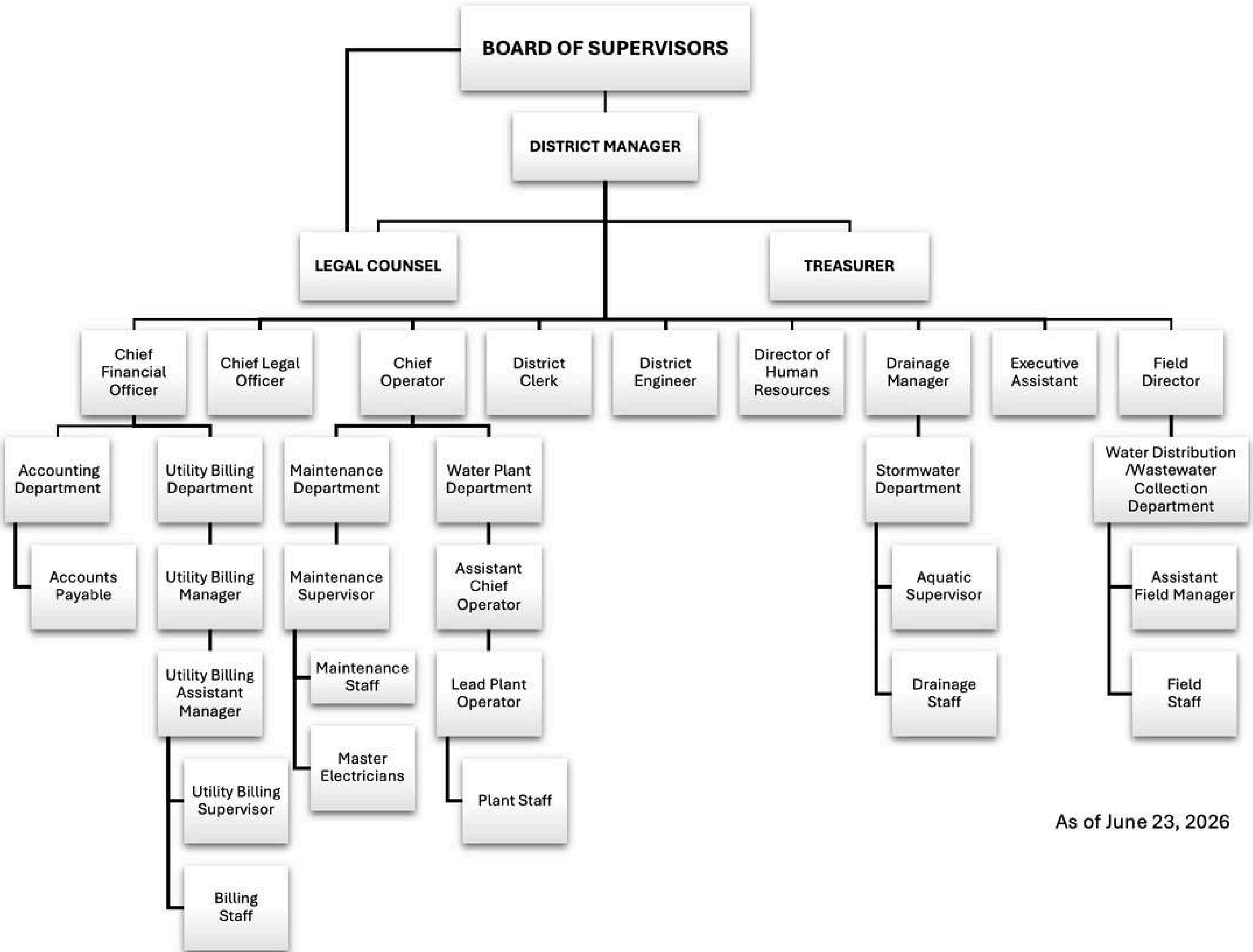
Principal Payments: The scheduled annual principal payments required to amortize the District's outstanding bond obligations.

Interest Payments: The scheduled semi-annual interest payments made to bondholders, strictly adhering to the established amortization schedules of the District's outstanding debt.

Trustee & Administrative Fees: Fees paid to the financial institution serving as the trustee for the bondholders, as well as any associated bank charges for maintaining and administering the debt service trust accounts.

APPENDIX "A"

ORGANIZATION CHART



As of June 23, 2026

FOURTH
ORDER OF BUSINESS

II. Resolution **2026-17**, Levying Assessments for the Payment of Debt Service and Maintenance Costs for Fiscal Year 2027

RESOLUTION 2026-17

A RESOLUTION OF THE NORTH SPRINGS IMPROVEMENT DISTRICT LEVYING ASSESSMENTS FOR PAYMENT OF DEBT SERVICE AND MAINTENANCE COSTS FOR THE PERIOD OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

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 2027, beginning October 1, 2026, 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, 2026, 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 $239.98, 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 $600.94, 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 $73.17, 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 as identified and set forth in Exhibit A, 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 14th day of September 2026**.**

________________________________	________________________________
Vincent Moretti Secretary	Anthony Avello President

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

BEFORE ME, personally appeared by means of [_] physical presence or [_] online notarization, Anthony Avello and Vincent Moretti, to me well known and known to me to be the individuals described in and who executed the foregoing Resolution as President and Secretary respectively of the North Springs Improvement District and acknowledged to and before me that they executed such instrument and the seal affixed is the corporate seal of said North Springs Improvement District and that it was affixed to said instrument by due and regulatory corporate authority.

WITNESS my hand and official seal in the county and State last aforesaid, this 14th day of September 2026.

____
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	$1,071,884	$80,679	$1,152,564	17,219	$66.94
General Fund - Maintenance	$2,734,523	$205,824	$2,940,347	16,992	$173.04
Total General Fund	**$3,806,407**	**$286,504**	**$4,092,911**		**$239.98**
Heron Bay Mitigation	$207,261	$15,600	$222,861	3,103	$71.82
Parkland Isles	$338,678	$25,492	$364,170	606	$600.94
Total Operations and Maintenance	**$4,352,346**	**$327,596**	**$4,679,942**		
Debt Service Assessment					
Unit 5 (206) Supplement No. 3 (Series 2015)	$566,584	$42,646	$609,230	1,334	$456.69
Subtotal	**$566,584**	**$42,646**	**$609,230**		
Assessment Area A (Mira Lago - Series 2014)	$548,577	$41,291	$589,868	750	$786.49
Unit Area A (Mira Lago - Series 2014)	$505,050	$38,015	$543,065	750	$724.09
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 (Series 2018)	$246,950	$18,588	$265,538	1,755	$151.30
Heron Bay Water Management Project(Series 2021)	$1,542,865	$116,130	$1,658,995	17,219	$96.35
Parkland Royal II 53' (Series 2026)	$244,971	$18,439	$263,410	138	$1,908.77
Parkland Royal II 63' (Sereis 2026)	$124,882	$9,400	$134,282	67	$2,004.20
Subtotal	**$6,088,722**	**$458,291**	**$6,547,013**		
Total Debt Assessments	$6,655,306	$500,937	$7,156,243		
Total Assessments - Tax Roll	$11,007,652	$828,533	$11,836,185		

FIFTH
ORDER OF BUSINESS

Public Hearing to Amend the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges; Providing for Severability and Providing for an Effective Date

FIFTH
ORDER OF BUSINESS

I. Resolution **2026-18**, Amending the Rate Schedule Relating to Water and Sewer Rates, Fees and Charges; Providing for Severability and Providing for an Effective Date

RESOLUTION 2026-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT ("DISTRICT") AMENDING THE RATE SCHEDULE RELATING TO WATER AND SEWER RATES, FEES AND CHARGES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 2005-341, Laws of Florida, as amended (the "Special Act") authorizes the Board of Supervisors of the District to prescribe, establish and collect rates, fees, and charges and to revise the same from time to time for the facilities and services provided by the District to include, among other things, water treatment and distribution and wastewater collection, treatment and disposal facilities; and

WHEREAS, pursuant to Section 26 of the District's Operating Policy, the Rate Schedules attached to and referred to therein as Schedule "A" (the "Rate Schedule") may be amended from time to time in accordance with the procedures set forth therein and as required by the Special Act and other applicable laws; and

WHEREAS, the purpose of the Resolution is to amend and supplement the District's Operating Policy pursuant to Section 26 thereof by amending the Rate Schedule attached to and referred to as "Schedule 'A' Water and Sewer Rates Charges" to prescribe, establish and amend certain fees applicable to water and sewer utility services; and

WHEREAS, the Special Act required that the District conduct a public hearing and advertise the same for the purpose of hearing comments and objections to a proposed amendment to the District's Operating Policy to modify the Rate Schedules; and

WHEREAS, on September 14, 2026 said public hearing was conducted by the District Board of Supervisors to review the amendment and supplement the District's Operating Policy to modify the Rate Schedule attached to and referred to therein as "Schedule 'A', Water and Sewer Rates and Charges";

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 hereby made a part of this Resolution.

Section 2. District's Resolutions 89-2 (the District's Operating Policy) and 89-3, and any other subsequent resolution of the District establishing or amending the Rate Schedules of the District are hereby amended and supplemented by revising and replacing certain rates and charges set forth in "Schedule 'A', Water and Sewer Rates and Charges, with the Amended Rates and Charges set forth in the following table:

[SEE TABLE THAT FOLLOWS]

SCHEDULE 'A', WATER AND SEWER RATES AND CHARGES

	CURRENT RATE FY2026	PROPOSED RATE FY2027
Sewer Volume Charge (all consumption)	$3.58	$3.78

Section 3. The modification to the Rate Schedule attached to and referred to in the District's Operating Policy as "Schedule 'A', Water and Sewer Rates and Charges", as shown in the Table above, shall be effective upon the adoption of this Resolution.

Section 4. All other rates, fees and charges set forth in the Rate Schedules and not specifically addressed herein shall remain unchanged. The District reserves the right to adopt additional Charges and Service Fees and amend existing Charges and Service Fees applicable to water and sewer services.

Section 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the North Springs Improvement District, this 14th day of September, 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

Anthony Avello, President

ATTEST:

Vincent Moretti, Secretary

SIXTH
ORDER OF BUSINESS

Public Hearing to Adopt the Proposed Water and Sewer Budget for Fiscal Year 2027

SIXTH
ORDER OF BUSINESS

I. Resolution **2026-19**, Adopting the Proposed Water and Sewer Budget for Fiscal Year 2027

RESOLUTION 2026-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT ADOPTING THE WATER AND SEWER BUDGET FOR FISCAL YEAR 2027

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 2027 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 $ **26,927,000;** debt service requirement of $ **3,116,427** ; expected operation and maintenance expenses of $ **23,487,960** such that said budget shows a surplus of $**172,793** and the operation and maintenance thereof can continue through Fiscal Year 2027, 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 14th day of September 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

____
Anthony Avello, President

ATTEST:

____
Vincent Moretti, Secretary

<u>EXHIBIT 'A'</u>

PROPOSED BUDGET
FY2027
WATER & SEWER

GOVERNING BOARD OF SUPERVISORS:

ANTHONY AVELLO, PRESIDENT
VINCENT MORETTI, SECRETARY
TONY MONTALTO, ASSISTANT SECRETARY

PREPARED BY:

ROD COLON, DISTRICT MANAGER
MARYAM OMIDI, CHIEF FINANCIAL OFFICER

Florida Department of Environmental Protection
Plant Operations Excellence Award
2021 | 2024 | 2025

9700 NW 52 ST CORAL SPRINGS, FL 33076

Table of Contents

EXECUTIVE MEMORANDUM

To: Governing Board of Supervisors
From: Rod Colon, District Manager
Date: September 9, 2026
Re: Proposed Operating Budget for FY2027

Governing Board of Supervisors:

Pursuant to Chapter 2005-341 of the Laws of Florida, as amended, District management is pleased to present the proposed operating and debt service budgets for the North Springs Improvement District for Fiscal Year (FY) 2027.

The District remains deeply committed to our core mission: delivering high-quality drinking water, safeguarding public health, and acting as a responsible steward of our environment. This proposed budget serves as the budget blueprint to achieve those goals, carefully balancing our immediate operational demands with the District's long-term infrastructure needs.

Recognizing the current economic environment, District staff worked diligently to maximize cost efficiencies and optimize resources without compromising service levels. Key highlights of the proposed FY 2027 budget include:

- **Managing External Costs:** We are proud to report that the current base water rate structure will remain unchanged for FY2027. The budget includes a proposed increase of $0.20 per 1,000 gallons in the sewer volume charge, bringing the rate to $3.78 per 1,000 gallons, effective October 1, 2026, subject to Board approval. The increase is intended to accommodate Broward County’s wastewater treatment costs. For a customer with 8,000 gallons of billed sewer consumption per month, this represents a monthly increase of $1.60.

- **Proven Operational Excellence:** Delivering the top-tier water quality and facility management that earned the District the prestigious FDEP Excellence in Operations Award in 2021, 2024, and 2025.

- **Smart Technology Integration:** Investing in advanced technological upgrades across field operations and the water treatment plant to optimize system monitoring, improve response times, and drive operational efficiency.

- **Workforce Retention:** Investing in the retention and training of our state-licensed operators and essential staff to ensure continued regulatory compliance and uninterrupted, safe water delivery.

By adhering to established budget best practices, this budget optimizes our budget resources to maintain the continued provision of safe drinking water while effectively planning for the District's future growth.

On behalf of the entire District staff, we are proud to submit this proposed budget plan for your review and consideration.

District Manager

WATER & SEWER
REVENUES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Permits, Fees, & Licenses	-	44,232	-	44,232	-
Water Revenue	9,350,000	6,665,124	2,681,708	9,346,832	9,400,000
Standby Fees	100,000	92,319	30,773	123,092	20,000
Sewer Revenue	10,200,000	7,335,968	2,945,323	10,281,290	10,550,000
Water Revenue-Irrigation	475,000	389,205	149,735	538,940	550,000
Nsf Check Fees	5,000	5,575	1,858	7,433	6,000
Processing Fee	15,000	12,580	4,193	16,773	15,000
Lien Information Fee	20,000	35,150	11,717	46,867	45,000
Delinquent Fee	375,000	303,355	101,118	404,474	400,000
Turn On Fees	25,000	30,590	10,197	40,787	35,000
Meter Fees	27,500	4,100	-	4,100	25,000
Connection Fees-W/S	569,550	18,165	-	18,165	650,000
Interest-Investments	1,200,000	1,019,718	327,000	1,346,718	1,200,000
Unrealized Gain (Loss)	-	14,267	-	14,267	-
Miscellaneous Revenues	1,000	34,187	-	34,187	1,000
Misc. Receipts	15,000	15,220	5,073	20,293	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	6,000,000	1,252,591	-	1,252,591	4,000,000
Total Revenue	**28,393,050**	**17,283,596**	**6,272,445**	**23,556,041**	**26,927,000**

WATER & SEWER
PERSONNEL & ADMINISTRATION EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Payroll-Board of Supervisors	5,760	4,320	1,440	5,760	5,760
Payroll-Salaried	2,200,000	1,659,043	600,000	2,259,043	2,560,000
Payroll- Vehicle Benefit	3,000	1,554	518	2,072	3,000
Payroll-Special Pay	25,000	-	25,000	25,000	25,000
Employement Ads	2,100	750	250	1,000	2,000
FICA Expense	170,000	115,794	45,000	160,794	204,000
Pension Expense	520,000	400,789	133,596	534,386	600,000
Health & Life Insurance	960,000	632,846	300,000	932,846	1,000,000
Preventive Medical Allowance	-	35,672	10,995	46,667	50,000
Workers Comp Insurance	43,000	11,122	30,000	41,122	55,000
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	48,885	15,000	63,885	60,000
Prof Serv-Engineering	100,000	19,156	30,000	49,156	50,000
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	-	10,000	10,000	10,000
Prof Serv-Legal Services	100,000	40,638	20,000	60,638	100,000
Prof Serv-Legislative Expense	50,000	37,500	12,500	50,000	50,000
Actuarial Computation Fee-Opeb	3,000	2,250	-	2,250	3,000
Prof Serv-Mgt Consulting Serv	16,200	12,150	4,050	16,200	16,200
Prof Serv-Info Technology	350,000	118,667	50,000	168,667	300,000
Prof Serv-Web Site Develop	6,000	3,680	1,227	4,906	6,000
Prof Serv-Human Resources	10,000	7,245	2,415	9,661	10,000
Annual Audit	30,000	25,009	5,000	30,009	30,000
Communication-Telephone	18,000	3,409	1,136	4,545	15,000
Postage And Freight	41,000	29,459	9,820	39,279	40,000
Printing And Binding	18,000	14,665	3,000	17,665	18,000
Record Management	2,500	2,527	250	2,777	2,500
Rental/Lease-Vehicle/Equip	11,000	6,812	2,271	9,082	10,000
Insurance-General Liability	35,000	32,523	-	32,523	35,000
Legal Advertising	1,000	56	900	956	1,000
Office Supplies	45,000	26,821	8,940	35,761	40,000
Subsidized Food	42,000	34,808	11,603	46,411	47,000
Janitorail Services/Supplies	90,000	71,935	36,000	107,935	110,000
Misc-Licenses & Permits	20,000	370	5,000	5,370	20,000
Misc-Merchant Fees	50,000	18,029	6,010	24,038	20,000
Misc-Services	5,000	4,060	1,353	5,413	5,000
Misc-Contingency	35,000	17,581	5,860	23,442	35,000
Capital Outlay - Admin	50,000	-	50,000	50,000	50,000
Total Personnel & Administration Expenses	**5,128,060**	**3,440,824**	**1,475,367**	**4,916,191**	**5,625,460**

WATER & SEWER
PLANT OPERATIONS & MAINTENANCE

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Payroll-Salaried	1,609,000	1,041,272	500,000	1,541,272	1,630,000
Payroll-Special Pay	16,000	-	15,000	15,000	16,000
Employement Ads	15,000	8,736	2,912	11,648	15,000
Fica Expense	131,000	76,981	30,000	106,981	125,000
Pension Expense	235,000	147,725	60,000	207,725	230,000
Health & Life Insurance	700,000	417,466	200,000	617,466	650,000
Worker'S Comp. Insurance	100,000	25,865	20,000	45,865	60,000
Unemployment Compensation	6,000	-	6,000	6,000	6,000
Other Post Employment Benefits (OPEB)	50,000	-	25,000	25,000	25,000
Professional Development	-	4,288	1,429	5,718	6,000
Water Quality Testing	50,000	44,963	14,988	59,951	60,000
Contracts-Landscape	110,000	82,500	27,500	110,000	110,000
Contracts-Generator Maint	12,000	6,593	5,000	11,593	12,000
Communication-Telephone	90,000	60,033	20,011	80,044	90,000
Electric	750,000	622,084	225,000	847,084	850,000
Utility-Wastewater Treatment	3,800,000	2,746,849	920,000	3,666,849	4,000,000
Rental/Lease-Vehicle/Equip	8,000	2,514	838	3,352	8,000
Insurance-General Liability	120,000	120,969	-	120,969	125,000
R&M-General	323,000	365,557	300,000	665,557	400,000
R&M-Electrical	35,000	3,554	10,000	13,554	20,000
R&M-Air Conditioning	45,000	4,194	30,000	34,194	35,000
R&M-Vehicles	15,000	3,625	1,208	4,834	15,000
R&M-Well Maintenance	55,000	32,012	10,671	42,683	55,000
R&M-Painting	5,000	861	287	1,148	5,000
Office Supplies	12,000	5,056	1,685	6,742	10,000
Op Supplies-General	130,000	50,522	50,000	100,522	120,000
Security	30,000	-	-	-	-
Op Supplies-Chemicals	470,000	245,292	150,000	395,292	470,000
Op Supplies-Lab Chemicals	30,000	23,153	7,718	30,871	35,000
Op Supplies-Lab Equipment	10,000	3,639	3,000	6,639	10,000
Op Supplies-Uniforms	26,000	13,016	4,339	17,355	25,000
Op Supplies-Fuel, Oil	40,000	213,191	71,064	284,255	290,000
Misc-Licenses & Permits	50,000	6,218	20,000	26,218	50,000
Misc-Contingency	5,000	4,294	500	4,794	5,000
Cap Outlay-Plant	620,000	446,506	135,000	581,506	620,000
Total Plant Expenses	**9,703,000**	**6,829,528**	**2,869,150**	**9,698,678**	**10,183,000**

WATER & SEWER
FIELD EXPENDITURES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Payroll-Salaried	980,000	608,431	250,000	858,431	900,000
Payroll-Special Pay	10,000	-	8,000	8,000	10,000
Employement Ads	10,000	8,593	1,000	9,593	10,000
Fica Expense	80,000	44,874	14,958	59,832	70,000
Pension Expense	138,000	76,335	30,000	106,335	130,000
Health & Life Insurance	450,000	278,499	100,000	378,499	450,000
Worker'S Comp. Insurance	60,000	15,519	20,000	35,519	55,000
Unemployment Compensation	4,500	-	4,500	4,500	4,500
Other Post Employment Benefits (OPEB)	30,000	-	20,000	20,000	20,000
Professional Development	-	4,748	1,583	6,331	5,000
Water Quality Testing	6,000	2,223	741	2,964	6,000
Contracts-Landscape	66,000	49,500	16,500	66,000	66,000
Contracts-Generator Maint	8,000	3,870	1,290	5,160	8,000
Communication-Telephone	12,000	12,750	4,250	17,000	20,000
Electric	80,000	71,162	23,721	94,883	100,000
Rental/Lease - Vehicle/Equip	4,500	785	262	1,046	4,000
Insurance-General Liability	55,000	51,107	-	51,107	55,000
R&M-General	80,000	103,434	20,000	123,434	100,000
R&M-Vehicle Repairs	35,000	24,811	8,270	33,081	35,000
R&M-Roads & Alleyways	35,000	1,945	30,000	31,945	35,000
R&M-Lift Stations	200,000	109,054	50,000	159,054	200,000
R&M-Painting	5,000	610	203	813	5,000
R&M-Valve Replacement	-	1,672	-	1,672	5,000
Utility-Meter Replacemt Prog	355,390	-	355,390	355,390	-
Utility Backflow Preventors	4,000	412	137	549	4,000
Office Supplies	5,000	4,979	-	4,979	5,000
Op Supplies-General	25,000	28,521	5,000	33,521	35,000
Op Supplies-Uniforms	15,000	7,481	2,494	9,975	15,000
Op Supplies-Fuel, Oil	40,000	22,757	7,586	30,343	35,000
Op Supplies-Hand Tools	3,000	3,165	1,055	4,220	5,000
Op Supplies-Meter Supplies	20,000	9,756	3,252	13,008	20,000
Misc-Licenses & Permits	12,000	1,300	10,000	11,300	12,000
Misc-Contingency	5,000	788	2,000	2,788	5,000
Cap Outlay-Field	550,000	603,275	-	603,275	550,000
Total Field Expenses	**3,383,390**	**2,152,357**	**992,191**	**3,144,548**	**2,979,500**
Inter-Fund Group Transfers Out	6,000,000	1,252,591	-	1,252,591	4,000,000
Reserves for Projects in W&S Fund	750,000	-	1,100,000	1,100,000	700,000
Total Operating Expenses	**24,964,450**	**13,675,299**	**6,436,708**	**20,112,007**	**23,487,960**
Net Income (Loss) Before Debt Services	**3,428,600**	**3,608,297**	**(164,263)**	**3,444,033**	**3,439,040**

WATER & SEWER
DEBT SERVICES

Account Description	Adopted Budget FY 2026	Actuals as of 07/31/2026	Projected Aug-Sept 2026	Total Projected 9/30/26	Proposed Budget FY 2027
Debt Service Series 2024	2,210,000	1,657,500	552,500	2,210,000	2,300,000
Interest Expense Series 2024	901,841	676,381	225,460	901,841	816,247
Total Debt Service	**3,111,841**	**2,333,881**	**777,960**	**3,111,841**	**3,116,247**
Projected Income (Loss) After Debt Service	**316,759**			**332,192**	**322,793**
Coverage Calculation	**1.102**			**1.107**	**1.104**
Renewal and Replacement – Contingent Contribution (Up to)	100,000	-	-	-	100,000
Rate Stabilization – Contingent Contribution (Up to)	50,000	-	-	-	50,000
Total Reserves	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ 150,000**
Projected Surplus (Deficit)	**166,759**			**332,192**	**172,793**

Coverage Calculation

The FY 2027 budget includes $75,000 of noncash Other Postemployment Benefits (OPEB) expense, allocated across Administration ($30,000), Plant ($25,000), and Field Operations ($20,000). This expense remains deducted to maintain consistency with the displayed budget coverage ratio of 1.104 times. Bond covenants exclude noncash OPEB from operating expenses. Adding back this $75,000 yields an adjusted coverage of approximately 1.128 times, before any other applicable covenant adjustments. The $3,000 actuarial computation fee is a separate professional services expense excluded from this add-back.

***Renewal & Replacement Fund**

The District Engineer recommends maintaining a minimum balance of $1,806,413.63 in the Renewal and Replacement Fund. The budget authorizes a contingent contribution of up to $100,000, though given current levels, no contribution or use of the minimum balance for routine operations is anticipated. Any release of funds exceeding the minimum will be processed in accordance with Section 5.11 of the applicable Bond Resolution and Trustee requirements.

****Rate Stabilization Fund**

The budget authorizes a contingent contribution of up to $50,000 to the Rate Stabilization Fund, pending an evaluation of the fund's balance, projected operating results, and anticipated rate needs. No transfer from this fund to the Operation and Maintenance Fund is anticipated.

Anticipated FY 2026 Excess R&R Transfer

During FY 2026, the District anticipates transferring approximately $124,575.49—representing funds above the $1,806,413.63 recommended minimum—from the Renewal and Replacement Account to the Water and Sewer Operating and Maintenance Account. Pending Trustee processing, this internal reclassification is excluded from operating revenue and debt-service coverage calculations.

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.

Sewer Revenue

Projected sewer revenue is based on estimated consumption for FY2027 and the existing sewer service rate structure, with a proposed increase of $0.20 per 1,000 gallons in the sewer volume charge. The proposed sewer volume charge is $3.78 per 1,000 gallons, effective October 1, 2026, subject to Board approval. Sewer base minimum monthly charges will remain unchanged.

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.

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 a notice of a scheduled service-termination date.

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.

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.

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.

Miscellaneous Receipts

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

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, FUTA/SUTA taxes, and payroll charges for administrative personnel based on the current rate, plus an anticipated annual 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.

Other Postemployment Benefits (OPEB)

This line represents budgeted noncash expense associated with the District's retiree health benefits under GASB Statement No. 75. The FY2027 budget includes $75,000 across Personnel and Administration, Plant Operations and Maintenance, and Field Operations. This expense remains included in the budget presentation; its treatment for debt-service coverage is explained on pages 9 and 19.

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 comply with the continuing disclosure requirements applicable to its bond issues under SEC Rule 15c2-12. The District has retained a dissemination agent to assist with these reporting obligations.

Professional Services - Trustee

This expense represents the fees associated with the Trustee for the District's Water and Sewer Bonds. The Trustee administers the District's bond-related accounts and performs the duties established by the applicable Bond Resolution.

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 Computation Fee - OPEB

This line represents the $3,000 budgeted fee for professional actuarial services related to the District's OPEB valuation and reporting. This fee is separate from the noncash OPEB expense and remains included in operating expenses for coverage purposes.

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 expenses related to the District's water quality testing, including, but not limited to, monthly testing required by FDEP, monitoring under EPA's Unregulated Contaminant Monitoring Rule (UCMR), and quarterly and annual sampling.

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 net revenues equal to at least 110% of annual debt service under the applicable Bond Resolution. The budget coverage ratio on page 9 retains the $75,000 noncash OPEB expense as a deduction. For bond covenant purposes, this expense is excluded from operating expenses. The displayed ratio of 1.104 times differs from the adjusted 1.128 times calculated by excluding noncash OPEB expense. The final covenant calculation remains subject to adjustments under the Bond Resolution.

DEBT SERVICES

BUDGETED RESERVES

Renewal & Replacement

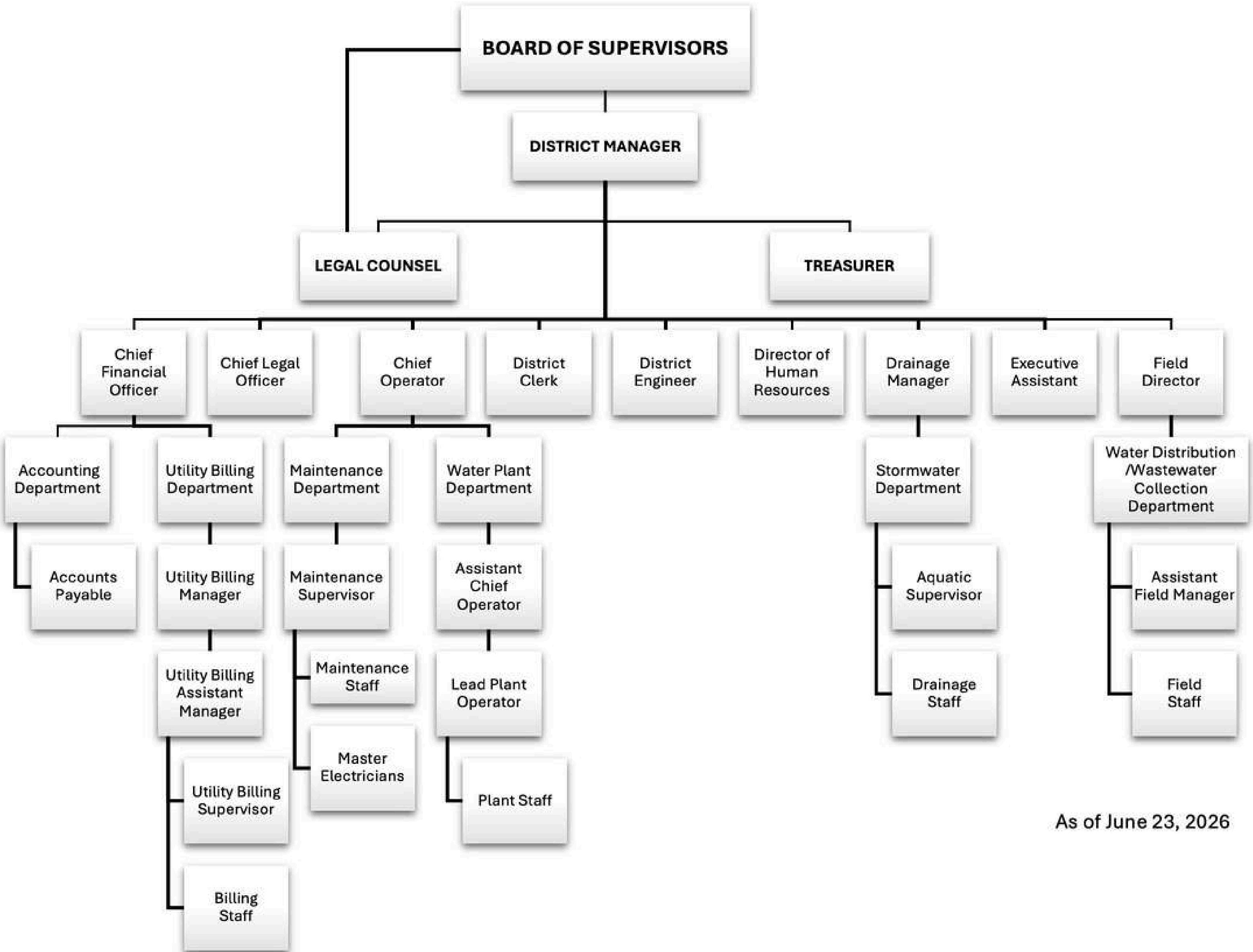
The District has established a reserve program to replace operational equipment once it reaches the end of its life expectancy or becomes inoperable.

Rate Stabilization

The Rate Stabilization Fund is maintained to help mitigate the need for sudden customer rate increases by providing funds that may be transferred to the Operation and Maintenance Fund when authorized in the annual budget. The budget authorizes a contingent contribution of up to $50,000, and no transfer to the Operation and Maintenance Fund is anticipated.

APPENDIX “A”

ORGANIZATION CHART



As of June 23, 2026

APPENDIX "B"

SCHEDULE OF RATES, FEES AND CHARGES

NORTH SPRINGS IMPROVEMENT DISTRICT
SCHEDULE OF RATES, FEES AND CHARGES — PROPOSED

WATER RATE SCHEDULE		
Base Minimum Monthly Charge (Res. 2017-04)		
Water Availability Charge		$39.52
Residential / Multi-Family (Ranches)		$24.34
Commercial 1"		$60.84
Commercial 1.5"		$121.68
Commercial 2"		$194.69
Commercial 3"		$365.05
Commercial 4"		$608.41
Commercial 6 & 8"		$1,216.83
Minimum Water 3" Meter		$309.91
Water Volume Charge (Per 1,000 Gallons) — Res. 2024-15 & Res. 2017-04		
Water Residential & Commercial		
0 - 12,600[a]		$2.33
12,601 - 25,200[b]		$4.71
25,201 +[b]		$7.06
Water Med/High Density Consumption		
0 - 7,600[a]		$2.33
7,601 - 15,200[b]		$4.71
15,201 +[b]		$7.06
[a] Res. 2024-15; [b] Res. 2017-04		

SEWER RATE SCHEDULE		
Base Minimum Monthly Charge (Res. 2021-11)		
Residential Sewer, Multi-family, Ranches/Magic		$23.81
Commercial Sewer 1" minimum		$46.60
Commercial Sewer 1.5" minimum		$84.56
Commercial Sewer 2" minimum		$130.13
Commercial Sewer 3" minimum		$236.45
Commercial Sewer 4" minimum		$388.33
Commercial Sewer 6 & 8" minimum		$768.04
Minimum Sewer 3" Meter		$282.54
Sewer Volume Charge (Per 1,000 Gallons)	**FY 2026**	**FY 2027 Proposed**
All Consumption	**$3.58**	**$3.78**

CUSTOMER SERVICE FEES (Res. 2025-07, 2017-04, 2014-28, 2004-4)	
Lien Search 4 - 5 Business Days[a]	$50.00
Expedited Lien Search — 1–2 Business Days[a]	$75.00
Delinquent Fee[b]	$25.00
Emergency Reconnection Fee (7:00 p.m.–9:00 p.m.)[c]	$50.00
New Account Processing Fee[d]	$20.00
Inspection Fee (2 Hours)[e]	$25.00
Turn-Off Fee[e]	$40.00
Meter Lock[e]	$40.00
Irrigation Meter Removal[e]	$50.00
Meter Box Replacement[e]	$50.00
Meter Obstruction[e]	$50.00
Meter Replacement[e]	$161.65
E-Check Convenience Fee[f]	$1.00
Credit/Debit Card Convenience Fee[f]	$3.25
[a] Res. 2025-07; [b] Res. 2017-04; [c] Res. 2014-28; [d] Res. 2004-4	
[e] Longstanding administrative charge (Res. 89-2 provides general operating authority).	
[f] Effective October 1, 2025	

NSF FEES (Res. 2004-4)	
Returned check: $0–$50	$25.00
Returned check: $50–$300	$30.00
Returned check: $300–$500	$40.00
Returned check: over $500	$50.00

IRRIGATION RATE SCHEDULE (Res. 2017-04)	
Base Minimum Monthly Charge (Res. 2017-04)	
Residential	$24.34
Commercial 1.5"	$121.68
Commercial 2"	$194.69
Irrigation Volume Charge (Per 1,000 Gallons) — Res. 2017-04	
0 - 12,600	$2.35
12,601 - 25,200	$4.71
25,201 +	$7.06

TEMPORARY METER RATE SCHEDULE (Res. 2017-06)		
Meter Size	**Fee**	**Deposit**
5/8"	$365.00	$750.00
1"	$400.00	$750.00
1.5"	$450.00	$2,500.00
2"	$525.00	$2,500.00

RESIDENTIAL METER RATE SCHEDULE (Res. 2014-15, 2019-05 & 2004-04)		
ERT-ENDPOINT (All Meter Sizes)[a]		**$150.00**
Meter Size	**Fee**	**Deposit**
5/8"[b]	$400.00	$100.00
1"[b]	$600.00	$100.00
Irrigation[c]	$250.00	$115.00

[a] Res. 2019-05; [b] Res. 2014-15 fee & Res. 2004-04 deposit; [c] Res. 2017-06 fee & Res. 2019-05 deposit

COMMERCIAL METER RATE SCHEDULE (Res. 2014-15 & Res. 2019-05)		
ERT-ENDPOINT (All Meter Sizes)[a]		**$150.00**
Meter Size	**Fee**	**Deposit**
5/8"[b]	$400.00	$120.00
1"[b]	$600.00	$130.00
1.5"[b]	$900.00	$240.00
2"[b]	Cost+$150 per ERC	$380.00
3"[b]	Cost+$150 per ERC	$720.00
4"[b]	Cost+$150 per ERC	$1,200.00
6"[b]	Cost+$150 per ERC	$2,400.00
8"[b]	Cost+$150 per ERC	$3,840.00

[a] Res. 2019-05; [b] Res. 2014-15 fee & Res. 2019-05 deposit

CONNECTION FEE SCHEDULE (Res. 2020-16)		
Customer Category	**Wastewater/Reuse**	**Water**
Single Family (Per Dwelling Unit)	$11,391.00	$558.00
Medium/High Density	$9,113.00	$446.00
Commercial (Per ERC*)	$12,872.00	$631.00
Irrigation (Per Connection)	—	$166.00

**ERC defined as 22 fixture units (previously 25). Minimum: 1 ERC per unit. Any fraction rounds up to 1 full ERC.*

RECLAIMED/REUSE WATER RATE SCHEDULE — NOT IN USE (Res. 2022-05)	
Single-Family Residential Meter Base Charge/ Monthly	$4.00
Master-Meter Base Charge—Non-Single-Family/ Monthly	$2,000.00
Usage Fee per 1,000 Gallons	$1.10
Refundable Deposit—Non-Single-Family	$9,300.00

Note: NSID does not currently provide reclaimed/reuse water service and is not assessing or collecting these charges.

SEVENTH
ORDER OF BUSINESS

Resolution **2026-20**, Providing for the Issuance of Its Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026

Summary of Resolution Nos. 2026-20

Background

North Springs Improvement District (the "District") is proposing to issue the District's Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds") to fund the acquisition, construction and equipping of all or a portion of certain public capital improvements (the "Series 2026 Project") relating to the District's combined water and wastewater system (the "System"). The Series 2026 Project and the System are more fully described in the Report (hereinafter defined).

The Series 2026 Bonds are being issued as "Additional Bonds" and as "Convertible Capital Appreciation Bonds" pursuant Resolution No. 2012-08 adopted by the Board of Supervisors of the District on December 21, 2011, as amended and supplemented (the "Bond Resolution"). All capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Bond Resolution.

Prior to October 1, 2034 (the "Conversion Date") the Series 2026 Bonds will not pay any current interest, but shall appreciate in value from the date of delivery of the Series 2026 Bonds through the Conversion Date in accordance with the Appreciated Value Tables to be attached to the Series 2026 Bonds. From and after the Conversion Date, the Series 2026 Bonds will bear current interest on the outstanding principal amount of the Series 2026 Bonds (which, on the Conversion Date, shall be the Appreciated Value of the Series 2026 Bonds on the Conversion Date).

The Series 2026 Bonds will be issued on a parity with the District's outstanding Water and Sewer Revenue and Refunding Bond, Series 2024 as to the lien on and pledge of the Pledged Revenues derived from the operation of the System and pledged to Bonds issued pursuant to the Bond Resolution.

An investment grade rating is expected to be obtained with respect to the Series 2026 Bonds. The Series 2026 Bonds are expected to be issued in early October, 2026.

Selected Matters Relating to Resolution No. 2026-20

Resolution No. 2026-20 (the "Resolution") accomplishes the following principal matters:

- Authorizes and approves the Series 2026 Project.
- Ratifies and approves the appointment of U.S. Bank Trust Company, National Association as trustee for the Series 2026 Bonds.
- Authorizes the issuance of the Series 2026 Bonds in the Initial Principal Amount of not exceeding $11,400,000 and the Conversion Date Appreciated Value of not exceeding $17,500,000, subject to the parameters in the Resolution (the "Parameters"), and authorizes the use of the proceeds of the Series 2026 Bonds.
- Provides for the determination of certain redemption provisions relating to the Series 2026 Bonds, subject to the Parameters.

- Makes certain related findings and authorizes the delegated, negotiated sale of the Series 2026 Bonds to Raymond James & Associates, Inc. and MBS Capital Markets, LLC, as underwriters, subject to the Parameters, and approves the form of a Bond Purchase Contract between the District and the underwriters.
- Authorizes (i) the use by the underwriters of a Preliminary Official Statement substantially in the form attached to the Resolution, (ii) the preparation of a final Official Statement for use by the underwriters, and (iii) certain related matters.
- Authorizes the execution and delivery of a continuing disclosure agreement relating to the Series 2026 Bonds, substantially in the form attached to the Resolution.
- Approves and authorizes the use in the Preliminary Official Statement and final Official Statement of the "Report for the Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026" prepared by staff of the District (the "Report")
- Delegates authority to the District Manager to determine whether to obtain a municipal bond insurance policy for the Series 2026 Bonds and a reserve surety to fund, all or in part, the debt service reserve subaccount to be established for the Series 2026 Bonds
- Provides for miscellaneous authorization to accomplish the issuance of the Series 2026 Bonds.

NORTH SPRINGS IMPROVEMENT DISTRICT

CONVERTIBLE CAPITAL APPRECIATION AND INCOME WATER AND SEWER REVENUE BONDS, SERIES 2026 SERIES RESOLUTION NO. 2026-20

Dated: September 14, 2026

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EXHIBITS

RESOLUTION NO. 2026-20

A SERIES RESOLUTION OF THE NORTH SPRINGS IMPROVEMENT DISTRICT PROVIDING FOR THE ISSUANCE OF ITS CONVERTIBLE CAPITAL APPRECIATION AND INCOME WATER AND SEWER REVENUE BONDS, SERIES 2026 UNDER RESOLUTION NO. 2012-08 ADOPTED ON DECEMBER 21, 2011, AS AMENDED, FOR THE PURPOSE OF PROVIDING FUNDS TO BE APPLIED TO FINANCE, TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS OF THE ISSUER, ALL OR A PORTION OF THE COSTS OF CERTAIN IMPROVEMENTS TO ITS WATER AND SEWER SYSTEM, MAKE A DEPOSIT TO A SUBACCOUNT IN THE RESERVE ACCOUNT FOR THE SERIES 2026 BONDS, AND PAY COSTS OF ISSUANCE OF THE SERIES 2026 BONDS, INCLUDING PAYMENT OF THE PREMIUMS FOR A CREDIT FACILITY, IF ANY, AND A RESERVE ACCOUNT CREDIT FACILITY, IF ANY, RELATING TO THE SERIES 2026 BONDS; APPROVING THE PROJECT, THE COSTS OF WHICH WILL BE FINANCED ALL OR IN PART BY THE SERIES 2026 BONDS; APPROVING A REPORT RELATING TO SUCH PROJECT AND THE SYSTEM AND PROVIDING FOR RELATED MATTERS; RATIFYING THE APPOINTMENT OF A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2026 BONDS; PROVIDING FOR REDEMPTION OF THE SERIES 2026 BONDS; AUTHORIZING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2026 BONDS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A BOND PURCHASE CONTRACT FOR THE SERIES 2026 BONDS; DELEGATING TO THE PRESIDENT OR ANY MEMBER OF THE BOARD IN HIS ABSENCE THE AUTHORITY TO AWARD THE SERIES 2026 BONDS BY A NEGOTIATED SALE WITHIN THE PARAMETERS SPECIFIED HEREIN; APPROVING THE FORM, AND AUTHORIZING THE USE, OF A PRELIMINARY OFFICIAL STATEMENT FOR THE SERIES 2026 BONDS AND PROVIDING FOR RELATED MATTERS; APPROVING THE DISTRIBUTION OF A FINAL OFFICIAL STATEMENT FOR THE SERIES 2026 BONDS AND THE EXECUTION THEREOF; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A CONTINUING DISCLOSURE CERTIFICATE FOR THE SERIES 2026 BONDS AND PROVIDING FOR RELATED MATTERS; AUTHORIZING OBTAINING A CREDIT FACILITY AND A RESERVE ACCOUNT CREDIT FACILITY FOR THE SERIES 2026 BONDS AND AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE INSURANCE AGREEMENTS IN CONNECTION THEREWITH; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE NORTH SPRINGS IMPROVEMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS SERIES RESOLUTION; DEFINITIONS. North Springs Improvement District (the "Issuer") is authorized to adopt this Series Resolution as a Series Resolution (this "Series Resolution") within the meaning of the Bond Resolution (hereinafter defined) under the authority granted by the provisions of the Act and other applicable law. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Resolution. In consideration of the acceptance of the Series 2026 Bonds (hereinafter defined) by those who shall own the same from time to time, the Bond Resolution and this Series Resolution (collectively, the "Resolution") shall be deemed to be and shall constitute a contract between the Issuer and such owners of the Series 2026 Bonds. To the extent necessary to effectuate the terms and conditions hereof, the Bond Resolution is hereby incorporated herein by this reference.

SECTION 2. FINDINGS. It is hereby found and determined that:

A. Pursuant to Resolution No. 2012-08 adopted by the Board on December 21, 2011, as amended by Supplemental Resolution No. 2021-19 adopted by the Board on August 4, 2021 (collectively, the "Bond Resolution"), as supplemented by Series Resolution No. 2024-16 adopted on September 12, 2024, the Issuer has previously issued its Water and Sewer Revenue and Refunding Revenue Bond, Series 2024, which was issued in the original principal amount of $25,405,000 and is currently Outstanding in the principal amount of $23,285,000 (the "Series 2024 Bond"). As of the date hereof, no Bonds other than the Outstanding Series 2024 Bond are Outstanding under the Bond Resolution.

B. The Bond Resolution authorizes the issuance of Additional Bonds thereunder, for the purpose, among others, of financing Improvements to the System, which Additional Bonds shall be payable from, and secured by a pledge of, the Pledged Revenues on a parity with Bonds issued and Outstanding under the Bond Resolution from time to time.

C. The Issuer hereby determines that it is necessary, desirable and in the best interests of the Issuer to finance all or a portion of the Cost of a Project, consisting of the acquisition, construction and equipping of various Improvements to the System included in the Issuer's adopted five-year capital improvement plan for the System (the "Series 2026 Project"), as such Series 2026 Project is more fully described in the "Report for the Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026" prepared by the Issuer and attached hereto as Exhibit A (the "Report").

D. In furtherance of the foregoing, and pursuant to the Bond Resolution, the Issuer deems it to be in its best interest to issue its Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), subject to the terms and conditions hereof, and to apply the proceeds thereof to finance, together with other legally available funds of the Issuer, all or a portion of the Cost of the Series 2026 Project, and for such other purposes as set forth herein.

E. The Series 2026 Bonds will be issued as "Additional Bonds," "Capital Appreciation and Income Bonds" and "Convertible Bonds" within the meaning of the Bond Resolution. All of the provisions, covenants, pledges and conditions in the Bond Resolution, as supplemented hereby, shall be applicable to the Series 2026 Bonds herein authorized.

F. Due to the present volatility of the market for tax-exempt obligations such as the Series 2026 Bonds and the complexity of the transactions relating to the Series 2026 Bonds, it is in the best interests of the Issuer to sell the Series 2026 Bonds by a delegated, negotiated sale, rather than at a specified advertised date, in order to permit the Issuer to enter the market at the most advantageous time and to obtain the best possible price and interest rate for the Series 2026 Bonds.

G. It is now appropriate to authorize the issuance of the Series 2026 Bonds and to provide for the terms and details thereof.

H. The Appreciated Value, principal of, and interest on the Series 2026 Bonds herein authorized and all sinking fund, reserve and other payments provided for in the Resolution shall be payable solely from the Pledged Revenues and, to the extent provided in the Bond Resolution and herein, from the monies on deposit from time to time in the Funds and Accounts created under the Bond Resolution and herein, and it will not be necessary to levy, nor has there been authorized the levy, of taxes on any property in the Issuer to pay for same, and the Series 2026 Bonds shall not constitute a lien upon any of the properties of the Issuer, except the Pledged Revenues and the Funds and Accounts created under the Bond Resolution and herein, to the extent provided in the Bond Resolution and herein, nor shall the Series 2026 Bonds be secured by the credit or taxing power of the Issuer or the general funds of the Issuer not expressly pledged under the Resolution.

I. No Event of Default has occurred and is continuing under the Bond Resolution.

SECTION 3. APPROVALS; AUTHORIZATIONS.

A. The Issuer hereby authorizes and approves the Series 2026 Project, subject to modification in accordance with Section 4.04 of the Bond Resolution. The Issuer hereby approves the Report and consents to the inclusion of the Report as an appendix to the Preliminary Official Statement and the Official Statement (as such terms are hereinafter defined) and to the use of information set forth in the Report in the Preliminary Official Statement and final Official Statement.

B. Subject to the terms and conditions hereof, the Issuer hereby authorizes and approves the issuance of the Series 2026 Bonds pursuant to the Bond Resolution, as supplemented by this Series Resolution, as "Additional Bonds," as "Capital Appreciation and Income Bonds" and as "Convertible Bonds" within the meaning of the Bond Resolution, to be designated as the "North Springs Improvement District Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026." Proceeds of the Series 2026 Bonds will be applied, together with other legally available funds of the Issuer, to finance all or a portion of the Cost of the Series 2026 Project, fund all or a portion of the Series 2026 Reserve Subaccount Requirement (hereinafter defined), and pay the costs of issuance of the Series 2026 Bonds, including the payment of the premium for the Series 2026 Credit Facility (hereinafter defined), if any, and the premium for the Series 2026 Reserve Subaccount Credit Facility (hereinafter defined), if any.

C. The Series 2026 Bonds shall be secured equally and ratably under the Resolution with the Outstanding Series 2024 Bond and any Additional Bonds and Refunding Bonds hereafter issued and Outstanding under the Bond Resolution. All of the provisions, covenants, pledges and conditions of the Bond Resolution shall be applicable to the Series 2026 Bonds, including those provisions specifically applicable to Capital Appreciation and Income Bonds. As a condition to the issuance of the Series 2026 Bonds, the requirements of Section 2.08 of the Bond Resolution relating to the financial tests to be met as a condition to issuing Additional Bonds shall be met. The Issuer affirms its covenants in the Bond Resolution, including, without limitation, those covenants applicable to the Series 2026 Bonds set forth in Section 7.09 and 7.10 of the Bond Resolution relating to certain requirements of the Code.

D. The appointment of U.S. Bank Trust Company, National Association as Trustee, Paying Agent and Bond Registrar with respect to the Bonds issued and Outstanding under the Resolution, including the Series 2026 Bonds upon issuance, is hereby ratified, authorized and approved.

E. A portion of the costs of the Series 2026 Project may be paid or incurred before the Series 2026 Bonds are issued, in anticipation of the reimbursement of such expenditures from proceeds of the Series 2026 Bonds. Section 1.150-2 of the Federal income tax regulations requires, as a prerequisite to the proceeds of the Series 2026 Bonds being treated as used for reimbursement purposes, that the Issuer officially declare its intent to use proceeds of the Series 2026 Bonds to reimburse expenditures relating to the Series 2026 Project that are paid by the Issuer prior to issuance of the Series 2026 Bonds. The Issuer hereby affirms that it intends to issue the Series 2026 Bonds to finance, together with other legally available funds of the Issuer, the Costs of the Series 2026 Project, in an amount, at a minimum, that is necessary to finance the portion of such costs to be funded by the Series 2026 Bonds, including by reimbursing expenditures that are paid by the Issuer in connection with the Series 2026 Project prior to issuance of the Series 2026 Bonds.

SECTION 4. ADDITIONAL DEFINED TERMS; CERTAIN TERMS OF THE SERIES 2026 BONDS.

A. For all purposes of the Bond Resolution, this Series Resolution and the Series 2026 Bonds, the following defined terms and provisions shall apply to the Series 2026 Bonds, notwithstanding anything to the contrary in the Bond Resolution.

(i) "Appreciated Value" shall mean: (1) as of any date of computation prior to the Interest Commencement Date for the Series 2026 Bonds (and also referred to herein as the "Conversion Date"), an amount equal to the principal amount thereof on the date of original issuance plus the interest accrued on such Series 2026 Bonds from the date of original issuance of such Series 2026 Bonds to the Compounding Date for the Series 2026 Bonds next preceding the date of computation or the date of computation if a Compounding Date, such interest to compound semi-annually at the times and at the Interest Rate (hereinafter defined) relating to said Series 2026 Bonds, plus, if such date of computation shall not be a Compounding Date, a portion of the difference between the Appreciated Value as of the immediately preceding Compounding Date (or the date of original issuance if the date of computation is prior to the first Compounding Date succeeding the date of original issuance) and the Appreciated Value as of the immediately succeeding Compounding Date, calculated based upon an assumption that Appreciated Value accrues during any period in equal daily amounts on the basis of a year of 360 days consisting of twelve months of thirty days each; and (2) on the Interest Commencement Date for the Series 2026 Bonds, the Appreciated Value as of such Interest Commencement Date.

(ii) "Amortization Requirements" shall mean with respect to the Series 2026 Bonds, following the Conversion (hereinafter defined) of the Series 2026 Bonds to Current Interest Bonds (hereinafter defined), the amounts set forth in the Bond Purchase Contract (hereinafter defined), the Official Statement and the Series 2026 Bonds for payment of the principal coming due on the Series 2026 Bonds on each October 1 from the Conversion Date to the Maturity Date (hereinafter defined), commencing on October 1, 2035.

(iii) "Appreciated Value Table" shall mean the table setting forth the Appreciated Value of the Series 2026 Bonds as of each Compounding Date through and including the Conversion Date (hereinafter defined), such table to be set forth in the Bond Purchase Contract (hereinafter defined) and the Official Statement and attached as an exhibit to the Series 2026 Bonds.

(iv) "Authorized Denominations" shall mean (a) prior to the Conversion Date, the greater of: (i) the Initial Principal Amount (hereinafter defined) attributable to each $5,000 of Conversion Date Appreciated Value or (ii) the Appreciated Value of each $5,000 of Conversion Date Appreciated Value and (b) on and after the Conversion Date, the denomination of $5,000 or any integral multiple in excess thereof.

(v) "Business Day" shall mean any day other than a Saturday, Sunday or day on which banking institutions within the State of Florida are authorized or required by law to remain closed.

(vi) "Compounding Date" shall mean, with respect to the Series 2026 Bonds, each April 1 and October 1 until the Conversion Date, commencing on April 1, 2027.

(vii) "Conversion" shall mean the conversion of the Series 2026 Bonds from Convertible Capital Appreciation and Income Bonds (hereinafter defined) to Current Interest Bonds on the Conversion Date as provided in this Series Resolution.

(viii) "Conversion Date" or "Interest Commencement Date" with respect to the Series 2026 Bonds shall mean October 1, 2034.

(ix) "Conversion Date Appreciated Value" shall mean the Appreciated Value of the Series 2026 Bonds as of the Conversion Date, as shall be reflected in the Appreciated Value Table, and which shall not exceed $17,500,000.

(x) "Convertible Capital Appreciation and Income Bonds" shall mean Capital Appreciation and Income Bonds that are Convertible Bonds and convert to

Current Interest Bonds on the Conversion Date as provided in this Series Resolution.

(xi) "Current Interest Bonds" or "Current Interest Bond" shall mean the Series 2026 Bonds or a Series 2026 Bond, as applicable, from and after the Conversion Date.

(xii) "Initial Principal Amount" shall mean the initial principal amount of the Series 2026 Bonds on their issuance date, which amount shall be inclusive of Underwriters' discount, and shall not exceed $11,400,000, as such amount shall be set forth in the Bond Purchase Contract, the Official Statement and the Series 2026 Bonds.

(xiii) "Interest Payment Date" shall mean, with respect to the Series 2026 Bonds from and after the Conversion of the Series 2026 Bonds to Current Interest Bonds, each April 1 and October 1, commencing April 1, 2035.

(xiv) "Interest Rate" shall mean the fixed interest rate per annum on the Series 2026 Bonds on their issuance date, such rate to be set forth in the Bond Purchase Contract, the Official Statement and the Series 2026 Bonds, and which rate per annum shall not exceed the maximum rate permitted by applicable law.

(xv) "Majority Owners" shall mean, prior to the Conversion Date, the registered Owners holding more than fifty percent (50%) of the Appreciated Value of the Series 2026 Bonds as of the date on which such determination is being made and following the Conversion Date, the registered Owners holding more than fifty percent (50%) of the Outstanding principal amount of the Series 2026 Bonds.

(xvi) "Maturity Date" shall mean October 1, 2043.

(xvii) "Series 2026 Reserve Subaccount Requirement" shall mean the amount to be set forth in the Bond Purchase Contract and the Official Statement, which amount is equal to fifty percent (50%) of the maximum annual Principal and Interest Requirements in the current or any future Bond Year for all Outstanding Series 2026 Bonds, determined on the date of issuance of the Series 2026 Bonds, and which Series 2026 Reserve Subaccount Requirement shall not exceed the lesser of (a) 125% of such average annual Principal and Interest Requirements for all Outstanding Series 2026 Bonds calculated as of the date of original issuance thereof or (b) 10% of the issue price of the Series 2026 Bonds calculated as of the date of original issuance thereof. The Series 2026 Reserve Subaccount Requirement shall be the "Reserve Account Requirement" for the Series 2026 Bonds within the meaning of clause (b) of the definition of "Reserve Account Requirement" in the Bond Resolution.

B. The Series 2026 Bonds shall be initially issued as a single fully registered bond. The Series 2026 Bonds shall be dated as of their date of issuance and shall be issued in Authorized Denominations and shall bear the designation "R-l." The Series 2026 Bonds shall be held pursuant to a book-entry system of registration in accordance with Section 2.06 of the Bond Resolution.

The Series 2026 Bonds shall be issued as Convertible Capital Appreciation and Income Bonds and, subject to the provisions of Section 7 hereof, shall have such Initial Principal Amount and Conversion Date Appreciated Value, respectively, as shall be set forth in the Bond Purchase Contract, the Official Statement and the Series 2026 Bonds. The Series 2026 Bonds will be issued as a single Term Bond maturing on the Maturity Date, subject to earlier redemption.

C. Prior to the Conversion Date, the Series 2026 Bonds shall pay no current interest, but shall appreciate in value in accordance with the Appreciated Value Table, with interest accruing and compounding semi-annually at the Interest Rate per annum on each Compounding Date from their date of delivery through the Conversion Date, commencing April 1, 2027. The Appreciated Value Table for the Series 2026 Bonds shall be as set forth in the Bond Purchase Contract and the Official Statement and attached as an exhibit to the Series 2026 Bonds.

D. The Series 2026 Bonds will be Current Interest Bonds on and after the Conversion Date, bearing current interest at the Interest Rate per annum on the Outstanding principal amount of the Series 2026 Bonds, initially equal to the Conversion Date Appreciated Value. Such interest shall accrue and be due on each Interest Payment Date from after the Conversion Date, commencing April 1, 2035, through and including the Maturity Date, subject to earlier redemption, and shall be calculated on the basis of a 360-day year of twelve 30-day months.

E. On the Conversion Date, the Series 2026 Bonds shall, without any action necessitated on the part of the Issuer, or any Owner, or any other person or entity, cease to be Capital Appreciation and Income Bonds and automatically convert to Current Interest Bonds.

F. For all purposes of the Resolution, the term "Consulting Engineers" shall be deemed to mean the Issuer's District Engineer.

SECTION 5. REDEMPTION PROVISIONS.

A. The Series 2026 Bonds shall be subject to optional redemption, in whole or in part, on any Business Day on and after the Conversion Date (October 1, 2034) at a redemption price equal to 100% of the Outstanding principal amount of the Series 2026 Bonds to be redeemed, plus accrued interest to the redemption date (provided that if such optional redemption occurs on the Conversion Date, the redemption price shall instead be equal to the Appreciated Value of the Series 2026 Bonds to be redeemed).

B. The Series 2026 Bonds shall be subject to mandatory redemption, in part by lot, by the Issuer on each October 1, commencing October 1, 2035, through the Maturity Date, from moneys in the Principal Account that are applied to satisfy applicable Amortization Requirements when due, at a redemption price of 100% of the principal amount of such Amortization Requirements, plus accrued interest to the redemption date. The Amortization Requirements for the Series 2026 Bonds shall be as set forth in the Bond Purchase Contract, the Official Statement and the Series 2026 Bonds.

C. Notwithstanding anything to the contrary in the Bond Resolution, the Series 2026 Bonds shall not be subject to extraordinary mandatory redemption from amounts remaining in the Series 2026 Construction Account (hereinafter defined) upon completion of the Series 2026 Project.

D. In the event of any partial redemption of the Series 2026 Bonds, if less than all of the Series 2026 Bonds shall be called for redemption, the particular Series 2026 Bonds to be redeemed shall be selected by lot. Further, upon any redemption of any Series 2026 Bonds (other than Series 2026 Bonds redeemed in accordance with scheduled Amortization Requirements), the Issuer shall cause to be recalculated and delivered to the Paying Agent revised Amortization Requirements recalculated so as to amortize the Outstanding Series 2026 Bonds so redeemed in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds so redeemed.

E. Any required notice of redemption of Series 2026 Bonds shall be given in accordance with the Bond Resolution.

SECTION 6. EXECUTION OF THE SERIES 2026 BONDS. The President or his designee is hereby authorized and directed to execute, and/or to cause his facsimile signature to be placed on, and the Secretary or his designee is hereby authorized to attest by manual or facsimile signature, the Series 2026 Bonds and such officers are further authorized to cause the corporate seal of the Issuer to be imprinted or reproduced thereon and to deliver the Series 2026 Bonds to the Bond Registrar for authentication and delivery. The Series 2026 Bonds shall be substantially in the form set forth in Exhibit B to this Series Resolution. Execution of the Series 2026 Bonds by the President or his designee shall constitute conclusive approval thereof.

SECTION 7. SALE OF THE SERIES 2026 BONDS.

A. Due to the present volatility of the market for tax-exempt obligations such as the Series 2026 Bonds, it is in the best interests of the Issuer to sell the Series 2026 Bonds by a negotiated sale, rather than at a specified advertising date, in order to permit the Issuer to enter the market at the most advantageous time and to obtain the best possible price and interest rate for the Series 2026 Bonds. The Series 2026 Bonds shall be sold to Raymond James & Associates, Inc. and MBS Capital Markets, LLC, as the underwriters (the "Underwriters"), upon the terms and conditions set forth in the Bond Purchase Contract attached hereto as Exhibit C (the "Bond Purchase Contract").

B. The Bond Purchase Contract, substantially in the form attached hereto, is hereby approved, with such insertions, modifications and changes as may be approved by the President, or in his absence, any member of the Board, in consultation with the Issuer's District Counsel and Bond Counsel. Upon such approval, the President, or in his absence any member of the Board, is hereby authorized and directed to execute, and the Secretary or an Assistant Secretary is hereby authorized and directed to attest, the Bond Purchase Contract and to accept the disclosure and truth-in-bonding statement to be provided by the Underwriters pursuant to Section 218.385, Florida Statutes; provided, however that the terms of such Bond Purchase Contract must provide that: (i) the Initial Principal Amount of the Series 2026 Bonds shall not exceed $11,400,000; (ii) the Conversion Date Appreciated Value of the Series 2026 Bonds shall not exceed $17,500,000; (iii) the final maturity of the Series 2026 Bonds shall not be later than the Maturity Date, which date is not later than the latest date permitted by applicable law; (iv) the per annum Interest Rate of the Series 2026 Bonds shall not exceed the maximum rate per annum permitted by applicable law; (v) the Series 2026 Bonds shall be subject to optional redemption on and after the Conversion Date at a redemption price not greater than 100% of the principal amount of the Series 2026 Bonds to be redeemed (provided that if such optional redemption occurs on the Conversion Date, the redemption price shall instead be equal to the Appreciated Value of the Series 2026 Bonds to be redeemed); and (vi) the Underwriters' discount shall not exceed 2% of the Initial Principal Amount. The execution and delivery of the Bond Purchase Contract by the President, or in his absence, any member of the Board, shall constitute conclusive evidence of the approval by the Issuer thereof.

SECTION 8. APPLICATION OF THE PROCEEDS OF THE SERIES 2026 BONDS; ESTABLISHMENT OF CERTAIN ACCOUNTS AND A SUBACCOUNT FOR THE SERIES 2026 BONDS; CERTAIN MATTERS RELATED TO THE RENEWAL AND REPLACEMENT FUND AND RATE STABILIZATION FUND. .

A. The proceeds derived from the sale of the Series 2026 Bonds shall be applied simultaneously with the delivery thereof for the purposes stated in, and in a manner consistent with, the Bond Resolution and this Series Resolution. The specific amounts to be deposited in the applicable Funds and Accounts created under the Bond Resolution and herein shall be as set forth in a certificate executed by the District Manager of the Issuer and delivered at the time of issuance of the Series 2026 Bonds (the "District Manager Certificate").

B. A "Series 2026 Construction Account" in the Construction Fund is hereby established with the Trustee for the Series 2026 Bonds. On the date of delivery of the Series 2026 Bonds, a portion of the proceeds of the Series 2026 Bonds shall be deposited to the Series 2026 Construction Account in the amount set forth in the District Manager Certificate. The disbursement of funds from such Series 2026 Construction Account shall be made by requisition in accordance with Section 4.02 of the Bond Resolution. Notwithstanding anything to the contrary in the Bond Resolution, when the construction of the Series 2026 Project shall have been completed, which fact shall be evidenced to the District Manager and Trustee by a certificate stating the date of such completion, signed and approved by the Consulting Engineers, the balance in the Series 2026 Construction Account not reserved for the payment of any remaining part of the Cost of the Series 2026 Project, shall be retained, after consultation with counsel with expertise in the field of tax-exempt municipal finance, in the Series 2026 Construction Account to pay the Cost of a different Project.

C. A "Series 2026 Costs of Issuance Account" in the Construction Fund is hereby established with the Trustee for the Series 2026 Bonds. On the date of delivery of the Series 2026 Bonds, a portion of the proceeds of the Series 2026 Bonds shall be deposited to the Series 2026 Costs of Issuance Account in the amount set forth in the District Manager Certificate. The disbursement of funds from such Series 2026 Costs of Issuance Account shall be made by requisition in accordance with Section 4.02 of the Bond Resolution. Amounts in the Series 2026 Costs of Issuance Account not used to pay costs of issuance of the Series 2026 Bonds for which there is not then a pending requisition held by the Trustee shall be transferred not later than 180 days after the issuance of the Series 2026 Bonds to the Series 2026 Construction Account and the Series 2026 Costs of Issuance Account shall thereupon be closed.

D. A "Series 2026 Reserve Subaccount" in the Reserve Account is hereby established with the Trustee for the Series 2026 Bonds, which shall secure only the Series 2026 Bonds. No other amounts in the Reserve Account shall secure or otherwise be available to pay the Series 2026

Bonds. Contemporaneously with the issuance of the Series 2026 Bonds, the Series 2026 Reserve Subaccount shall be funded in an amount equal to the Series 2026 Reserve Subaccount Requirement with (i) proceeds of the Series 2026 Bonds, (ii) the deposit to the credit of the Series 2026 Reserve Subaccount of the Series 2026 Reserve Subaccount Credit Facility, if any, or (iii) a combination of the foregoing. Notwithstanding anything to the contrary in the Bond Resolution, any earnings in the Series 2026 Reserve Subaccount in excess of the Series 2026 Reserve Subaccount Requirement, taking into account the face amount of the Series 2026 Reserve Subaccount Credit Facility, if any, shall be retained in the Series 2026 Reserve Subaccount, subject to the applicable provisions of the federal tax certificate relating to the Series 2026 Bonds to be executed and delivered by the Issuer on the date of issuance of the Series 2026 Bonds; provided, however at such time as the Outstanding Series 2026 Bonds are the only Bonds Outstanding under the Bond Resolution, such excess shall be transferred from the Series 2026 Reserve Subaccount in accordance with the Bond Resolution. Any amounts in the Series 2026 Reserve Subaccount may, upon final maturity or redemption of all Outstanding Series 2026 Bonds, be used to pay, as applicable, the Appreciated Value of, or principal of and interest on, the Series 2026 Bonds at that time.

E. The District Engineer shall serve as the Consulting Engineers within the meaning of the Bond Resolution. The Issuer acknowledges that the District Engineer, acting in the capacity of the Consulting Engineers for purposes of the Bond Resolution, has determined that it is currently appropriate to retain in the Renewal and Replacement Fund the amount reflected in the Report, subject to the applicable provisions of the Bond Resolution, including Section 5.07(5) and Section 5.11 thereof. The Issuer determines that it is currently appropriate to retain in the Rate Stabilization Fund the amount currently on deposit therein, subject to the applicable provisions of the Bond Resolution, including Section 5.12 thereof.

SECTION 9. PRELIMINARY OFFICIAL STATEMENT; FINAL OFFICIAL STATEMENT; RELATED MATTERS.

A. The Preliminary Official Statement relating to the Series 2026 Bonds, in substantially the form submitted at this meeting and attached hereto as Exhibit D, is hereby approved with respect to the information therein contained. The printing, distribution and use of the Preliminary Official Statement in connection with the public offering for sale of the Series 2026 Bonds is hereby authorized. The execution by the President, or in his absence, any member of the Board, of a certificate deeming the Preliminary Official Statement final within the meaning of Rule 15c2-12 of the Securities and Exchange Act of 1934, as amended, is hereby authorized.

B. The President, or in his absence, any member of the Board, is hereby authorized to have prepared and to execute a final Official Statement (the “Official Statement”) to be dated the date of execution of the Bond Purchase Contract, and, upon such execution, to deliver the same to the Underwriters for use by them in connection with the sale and distribution of the Series 2026 Bonds. The Official Statement shall be substantially in the form of the Preliminary Official Statement, with such changes as necessary to conform the details of the Series 2026 Bonds and the requirements of the Bond Purchase Contract and such other insertions, modifications and changes as may be approved by the President, or in his absence, any member of the Board. The Preliminary Official Statement and the final Official Statement shall reflect matters relating to the Series 2026 Credit Facility, if any, and the Series 2026 Reserve Subaccount Credit Facility, if any, described in Section 11 below. The execution and delivery of the Official Statement by the President, or in his absence, any member of the Board, shall constitute conclusive evidence of the approval thereof. The Issuer hereby authorizes the Official Statement and the information contained therein to be used in connection with the offering and sale of the Series 2026 Bonds.

SECTION 10. CONTINUING DISCLOSURE. The Continuing Disclosure Certificate relating to the Series 2026 Bonds (the "Continuing Disclosure Certificate"), substantially in the form attached hereto as Exhibit E, is hereby approved with such insertions, modifications and deletions as may be approved by the President, or in his absence, any member of the Board. Disclosure Services, LLC is hereby approved to serve as the initial Dissemination Agent thereunder. The President, or in his absence, any member of the Board, is hereby authorized to execute the Continuing Disclosure Certificate and the Secretary or any Assistant Secretary is hereby authorized and directed to attest the Continuing Disclosure Certificate. The execution and delivery of the Continuing Disclosure Certificate by the President, or in his absence, any member of the Board, shall constitute conclusive evidence of the approval thereof.

SECTION 11. CREDIT FACILITY AND RESERVE ACCOUNT CREDIT FACILITY MATTERS. Prior to the date hereof the Underwriters and the District Manager have sought to obtain a commitment from Assured Guaranty Inc. (the "Credit Facility Issuer") to provide a Credit Facility, in the form of a municipal bond insurance policy, for the Series 2026 Bonds to be issued on the date of issuance of the Series 2026 Bonds (the "Series 2026 Credit Facility") and a Reserve Account Credit Facility (the "Series 2026 Reserve Subaccount Credit Facility"), to be issued on the date of issuance of the Series 2026 Bonds to fund all or a portion of the Series 2026 Reserve Subaccount Requirement. Obtaining the Series 2026 Credit Facility and Series 2026 Reserve Subaccount Credit Facility on terms and conditions determined to be advisable by the District Manager, in consultation with the Issuer's District Counsel and Bond Counsel, is hereby authorized. Nothing herein shall require the Issuer to obtain the Series 2026 Credit Facility and/or Series 2026 Reserve Subaccount Credit Facility. The requirements of the Credit Facility Issuer with respect to the Series 2026 Credit Facility, if any, and the Series 2026 Reserve Subaccount Credit Facility, if any, shall be as set forth in one or more agreements (collectively, the "Insurance Agreements") between the Issuer and the Credit Facility Issuer. Such Insurance Agreement(s) are hereby authorized to be executed and delivered on behalf of the Issuer. The President, or in his absence, any member of the Board, is hereby authorized and directed to execute the Insurance Agreement(s) and the Secretary or any Assistant Secretary is hereby authorized and directed to attest the Insurance Agreement(s). The execution of the Insurance Agreement(s) by the President or in his absence, any member of the Board shall constitute conclusive evidence of the approval thereof. The inclusion of the Insurance Agreement(s) as appendice[s] to the Preliminary Official Statement and the Official Statement is hereby authorized.

SECTION 12. MISCELLANEOUS MATTERS. The President, each other member of the Board, the Secretary and any Assistant Secretary of the Board, the Issuer's District Counsel, Bond Counsel, District Manager, District Engineer and other authorized officers of the Issuer are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the Issuer that are necessary or desirable in connection with the Bond Resolution, this Series Resolution, the Series 2026 Bonds, the Bond Purchase Contract, the Series 2026 Project, the Insurance Agreement(s), if any, or otherwise in connection with any of the foregoing, which are not inconsistent with the terms and provisions of the Bond Resolution and this Series Resolution, including the execution of a customary dissemination agent agreement, and all such actions heretofore taken are hereby ratified and approved. The actions of the District Manager and other representatives to obtain an investment grade rating on the Series 2026 Bonds from Standard & Poor's Financial Services LLC are hereby authorized, ratified and confirmed. Except as herein expressly provided as to the Series 2026 Bonds, the Bond Resolution and all the terms and provisions thereof, are and shall remain in full force and effect.

SECTION 13. SEVERABILITY. Should any sentence, section, clause, part or provision of this Series Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Series Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 14. EFFECTIVE DATE. This Series Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the North Springs Improvement District this 14th day of September, 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

[SEAL]

By:______________________________
Name:____________________________
Title:_____________________________

ATTEST:

____
District Secretary

APPROVED AS TO LEGAL FORM:

____
Brian Sherman, Assistant District Counsel

EXHIBIT A
ISSUER'S REPORT FOR THE SERIES 2026 BONDS

Final Proposed for Board Approval

Report for Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026

NORTH SPRINGS IMPROVEMENT DISTRICT

Updated and Revised

September 9, 2026

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CHAPTER 1 — INTRODUCTION

North Springs Improvement District (the "District" or the "Issuer") was established by the Legislature of the State of Florida (the "State") in 1971 by Chapter 71-580, Laws of Florida, as supplemented and amended, and was restated in its entirety by Chapter 2005-341, Laws of Florida, as supplemented and amended (the "Special Act"). The boundaries of the District were most recently amended by Chapter 2017-209, Laws of Florida. The lands within the boundaries of the District (the "District Lands") currently encompass approximately 8,789 acres within the jurisdictional boundaries of the City of Parkland and the City of Coral Springs. The District Lands are located in the northwestern portion of Broward County, Florida (the "County"), approximately eight miles west of the Atlantic Ocean.

The District owns and operates a combined water and wastewater system (the "System") that provides potable water supply, treatment, and distribution services and wastewater collection and transmission services to customers within the System's service area (the "Service Area"). The Service Area includes all lands within the boundaries of the District and, pursuant to the Operation and Maintenance Agreement between the City of Parkland and the District, approved by City of Parkland Resolution No. 2002-07 (the "Operation and Maintenance Agreement"), certain areas in the City of Parkland known as the Ranches, including: (i) Parkland Magic, a residential community of approximately eleven homes receiving potable water and wastewater collection and transmission services; and (ii) approximately 39 residences along Ranch Road receiving potable water service only.

The System comprises water production, treatment, transmission, and distribution facilities and wastewater collection and transmission facilities. Wastewater collected by the District is conveyed to Broward County for treatment and disposal. The System is more fully described in this Report for Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (this "Report").

The preparation of this Report has been authorized by the District's Board of Supervisors ("Board") in connection with the proposed issuance of the District's Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). A portion of the proceeds of the Series 2026 Bonds is expected to be applied to fund all or a portion of the costs of certain capital improvements to the System, as more fully described herein (the "Series 2026 Project"). The District has consented to the use of this Report in the Preliminary Official Statement and the final Official Statement relating to the Series 2026 Bonds.

1.1 — Purpose of Report

This Report describes the organization and management of the District as they relate to the System; the Service Area and customers served by the System; the System's principal facilities, operations, condition, capacity, and components; material permits and regulatory matters pertaining to the System; the District's capital improvement needs and the improvements comprising the Series 2026 Project; the District's rates, fees, and charges for System services; and selected historical, estimated, and projected financial information relating to the System. This Report also provides information concerning the Bond Resolution, the outstanding Series 2024 Bond, and the District's anticipated ability to satisfy the applicable requirements of the Bond Resolution in connection with the issuance of the Series 2026 Bonds.

Historical financial information is presented for Fiscal Years 2021 through 2025, and estimated and projected financial information is presented for Fiscal Years 2026 through 2030. The District's fiscal year ("Fiscal Year" or "FY") begins on October 1 of each calendar year and ends on September 30 of the following calendar year. The District also owns, operates, and maintains drainage and stormwater management facilities; however, those facilities are operated and funded separately from the System and are not the subject of this Report.

1.2 — Bond Resolution; Series 2024 Bond; Series 2024 Project

On December 21, 2011, the Board adopted Resolution No. 2012-08, as amended by Supplemental Resolution No. 2021-19 adopted by the Board on August 4, 2021 (collectively, the "Bond Resolution"). Capitalized terms used but not otherwise defined in this Report have the meanings ascribed to them in the Bond Resolution.

The Bond Resolution authorizes the issuance from time to time of Bonds secured by a lien on and pledge of the Net Revenues of the System, subject to the terms and conditions of the Bond Resolution. The District's Water and Sewer Revenue and Refunding Revenue Bond, Series 2024 (the "Series 2024 Bond"), issued in the original principal amount of $25,405,000, is currently the only Bond outstanding under the Bond Resolution. As of the date hereof, the Series 2024 Bond was outstanding in the principal amount of $23,285,000. All other Bonds previously issued under the Bond Resolution have been refunded, prepaid, or paid in full.

The Series 2024 Bond was issued to finance a portion of the cost of certain improvements to the System (the "Series 2024 Project"). The Series 2024 Project is substantially complete and is undergoing final operational review and closeout. The proceeds of the Series 2024 Bond made available to finance the Series 2024 Project have been fully expended as of the date of this Report. See Section 5.3 for additional information regarding the Series 2024 Project.

The Series 2026 Bonds are expected to be issued as Additional Bonds under the Bond Resolution and to be secured by a lien on and pledge of the Net Revenues on a parity with the Series 2024 Bond and any other Additional Bonds and Refunding Bonds then outstanding under the Bond Resolution, subject to the terms and conditions of the Bond Resolution. As a condition to the issuance of the Series 2026 Bonds, the District will be required to demonstrate satisfaction of the applicable requirements of the Bond Resolution for the issuance of Additional Bonds. See Chapters 8 and 9 for additional information regarding the System's projected financial results and the District's anticipated compliance with the Rate Covenant and Additional Bonds Test.

1.3 — Sources of Information, Assumptions, and Limitations

In preparing this Report, the District Engineer and District staff reviewed available information concerning the System, including information relating to its facilities, permits, regulatory status, capital needs, customers, usage, financial results, and financial projections. Sources reviewed included prior engineering reports, System planning documents, audited financial statements, currently available District capital-planning information, the District's Fiscal Year 2026 budget for the System, as amended through the date of this Report (the "2026 Annual Budget"), which is consistent with the unaudited reports to date, monthly operating reports, regulatory records, and other District records. This Report also addresses certain matters in the District's 10-Year Water Supply Facilities Work Plan, ratified by the District on May 21, 2019 (the "Water Supply Facilities Work Plan"). Unless otherwise expressly stated, the information presented in this Report is current through September 1, 2026. The OPEB disclosures and related coverage-calculation explanations incorporate information from the revised actuarial report dated September 2, 2026.

Unless otherwise stated, observations concerning the condition of the System are based on available District records, District staff knowledge, engineering review, and visual observation of above-ground facilities where applicable. This Report does not reflect a comprehensive physical inspection of underground or other subsurface System facilities.

Estimates, projections, and other forward-looking information included in this Report are based on assumptions and information available as of the date hereof. Actual results may differ due to changes in economic, operational, regulatory, market, and other conditions, many of which are beyond the District's control. Accordingly, no assurance can be given that such estimates or projections will be realized.

The principal assumptions used in preparing the estimates and projections include the following:

1. The 2026 Annual Budget served as the baseline for certain financial and operating projections, and its underlying assumptions were considered reasonable for purposes of this Report. For purposes of Chapter 8 estimated and projected financial results for FY 2026 are based on estimated FY 2026 results consisting of actual activity through June 30, 2026 and projected activity for July through September 30, 2026; FY 2027 reflects the proposed FY 2027 Annual Budget; and FY 2028 through FY 2030 are forecasts based on current customer-account information; historical operating results; anticipated customer demand; current contractual and operating obligations; projected operating expenses, including anticipated inflationary and other cost increases; existing Series 2024 Bond Principal and Interest Requirements; and the preliminary financing structure for the Series 2026 Bonds, which provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period. The Forecast Period consists of FY 2026 through FY 2030. The FY 2026 estimated results are consistent with the unaudited financial results through June 30, 2026.

2. Financial, customer, usage, operating, and other information was obtained from District records, including the District's audited financial statements and accounting and operating records.

3. The proposed FY 2027 budget assumes a $0.20 increase in the sewer volumetric rate, from $3.58 to $3.78 per 1,000 gallons, representing a 5.6% rate increase. Projected water revenues assume no water-rate increases during the Forecast Period. For FY 2027 the projections assume an annual increase in Cost of Operation and Maintenance of 5.8% over FY 2026 related to personnel services and materials, supplies and other System services and costs related to the Large User Agreement described below. For FY 2028 through 2030, total sewer revenue is projected to increase approximately 6% annually based on the

additional revenue from sewer volumetric rate increases estimated to offset anticipated increases in wastewater treatment and other operating costs. Based on average monthly billed consumption of approximately 124.2 million gallons, the projections correspond to assumed sewer volumetric rates of approximately $4.20, $4.65, and $5.13 per 1,000 gallons for FY 2028, FY 2029, and FY 2030, respectively, representing approximate year-over-year rate increases of 11.2%, 10.7%, and 10.3%. These future rate adjustments are planning assumptions, remain subject to Board approval, and will be evaluated annually based on actual billed consumption, operating costs, and System financial results consistent with the Rate Covenant (hereinafter defined) in the Bond Resolution. For FY 2028 through FY 2030, the projections assume annual increases in Cost of Operation and Maintenance of 3.5% related to personnel services and materials, supplies, and other System services and costs related to the Large User Agreement described below. The projections also assume no additional lands will be annexed into the District and no Additional Bonds other than the Series 2026 Bonds will be issued during Fiscal Years 2027 through 2030.

CHAPTER 2 — DISTRICT ORGANIZATION AND MANAGEMENT

2.1 — Creation and Authority of the District

The District is an independent special district and political subdivision of the State. It was created by the Legislature in 1971 as the North Springs Drainage District and was subsequently renamed North Springs Improvement District. The District is governed by the Special Act and, to the extent not inconsistent with the Special Act, Chapter 298, *Florida Statutes*.

The District's boundaries were most recently amended by Chapter 2017-209, Laws of Florida. The Special Act has been amended from time to time, most recently by Chapter 2025-230, Laws of Florida.

The Special Act authorizes the District to own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve water, wastewater, drainage, and related public infrastructure and facilities. These powers include the authority necessary to own and operate the System and to provide water and wastewater services within the Service Area.

The Special Act also authorizes the District to borrow money and issue bonds, notes, certificates, and other obligations permitted by law to finance or refinance public improvements and other lawful District purposes.

2.2 — Governance and Organizational Structure

The District is governed by a three-member Board, which is responsible for the overall governance and policy direction of the District, including approval of budgets, rates, assessments, capital projects, contracts, financing matters, and other actions requiring Board authorization.

Pursuant to Chapter 2021-256, Laws of Florida, and its approval by the District's qualified electors at the November 5, 2024 referendum, the District is transitioning from a three-member Board elected by landowners to a five-member Board elected by the District's qualified electors. Under the statutory transition schedule, Seat 3 will be elected by the qualified electors at the November 2026 general election for a four-year term, followed by Seat 2 at the November 2028 general election for a four-year term. Effective November 5, 2030, Seat 1 will be elected for a four-year term, Seat 4 will initially be elected for a two-year term and thereafter for four-year terms, and Seat 5 will be elected for a four-year term. Candidates for Seat 1 must be electors and residents of the City of Parkland; candidates for Seat 2 must be electors and residents of the City of Coral Springs; and candidates for Seats 3, 4, and 5 must be electors and residents of the District. Upon completion of the transition, all five seats will be elected at large by the District's qualified electors.

The transition in Board composition does not alter the District's existing legal authority to establish and revise rates, fees, and charges for System services, subject to applicable law and the requirements of the Bond Resolution.

Figure 2.1 shows the District's organizational structure as of June 23, 2026.

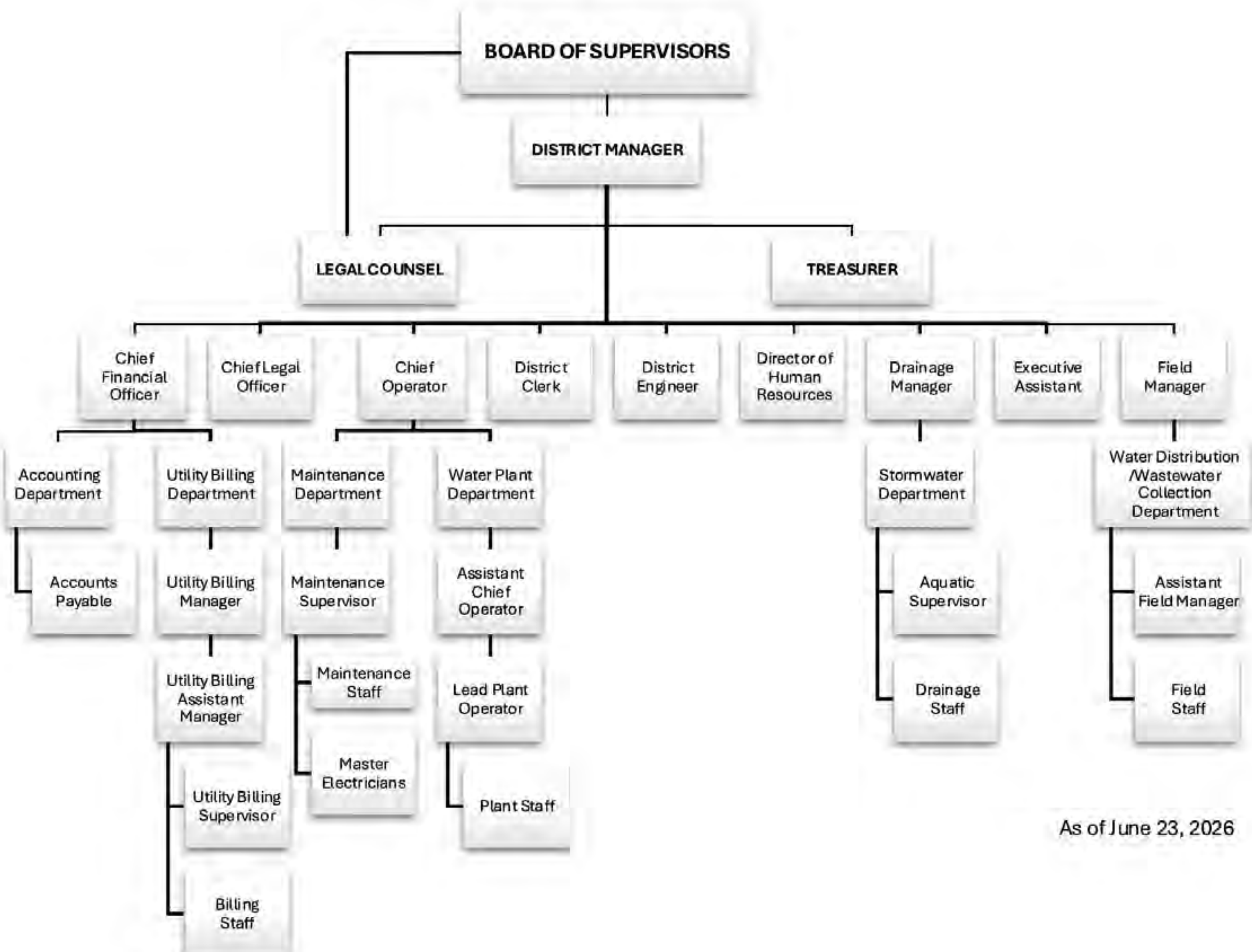

Figure 2.1 — District Organizational Chart

Source: North Springs Improvement District.

2.3 — District Operations and Administrative Roles Relevant to the System

The District operates through professional management, engineering, financial, legal, operational, maintenance, field, customer service, and administrative personnel who support the reliable and compliant operation of the System. The following summarizes the principal positions most relevant to the System.

District Manager

Responsibilities. The District Manager is responsible for the District's day-to-day administration, coordination of System operations, implementation of Board policy, budget oversight, regulatory coordination, contract administration, and intergovernmental relations. The District Manager also coordinates the District's administrative, financial, engineering, operational, maintenance, and field functions to support reliable delivery of System services.

Rod Colon, District Manager. Mr. Colon has been employed by the District since 1999 and has served as District Manager since October 2019.

Legal Counsel

Responsibilities. Legal Counsel serves the Board of Supervisors and provides legal guidance and opinions to the District Manager and Board of Supervisors. Responsibilities include reviewing and advising on agenda matters, election issues, procurement, ethics compliance, contract review, land use, and the negotiation and coordination of intergovernmental agreements. Legal Counsel coordinates with the District's in-house legal counsel.

Samuel S. Goren, Esq., Legal Counsel. Mr. Goren serves as Legal Counsel to the Board of Supervisors. Mr. Goren is a shareholder of Goren, Cherof, Doody & Ezrol, P.A., and has served as Legal Counsel since August 2024.

District Engineer

Responsibilities. The District Engineer provides technical direction for the planning, design, permitting, and implementation of the District's capital improvement projects and other engineering matters affecting the System. The District Engineer reviews plans, specifications, and engineering analyses; coordinates with District staff, consultants, contractors, and regulatory agencies; assists with permitting, easement, and right-of-way matters; and provides engineering support during construction and project closeout.

Jane C. Early, P.E., District Engineer. Ms. Early has served as District Engineer since April 2017. Before joining the District, Ms. Early provided engineering services to the District through CH2M HILL beginning in 1992.

Chief Financial Officer

Responsibilities. The Chief Financial Officer ("CFO") is responsible for the District's financial management, budgeting, accounting, financial reporting, debt administration, and long-range financial planning. The CFO oversees general ledger, accounts payable, payroll, project accounting, utility billing, cash management, audit support, and preparation of financial information used by the Board and the District's financing professionals.

Maryam Omidi, Chief Financial Officer. Ms. Omidi has served as the District's Chief Financial Officer since August 2012, when she joined the District to bring its accounting and utility billing functions in-house.

Chief Legal Officer (In-House Counsel)

Responsibilities. The Chief Legal Officer serves as the District's primary internal legal advisor and provides legal, compliance, administrative, and operational support to the District Manager, Board, and District staff. Responsibilities include contract review and negotiation, procurement and regulatory compliance, claims management and demands for payment, dispute resolution, public records and Sunshine Law matters, employment matters, intergovernmental coordination, and coordination with outside counsel.

Grace Solomon, Esq., Chief Legal Officer. Ms. Solomon has served as the District's Chief Legal Officer since March 2026. She previously served on the District's Board of Supervisors, was a Parkland City Commissioner, and has practiced law in Florida for more than 26 years.

Field Manager

Responsibilities. The Field Manager is responsible for the District's Water Distribution/Wastewater Collection Department, which oversees the installation, maintenance, and repair of the District's water distribution mains, wastewater collection pipelines, valves, hydrants, meters, lift stations, and related field infrastructure. Supported by the Assistant Field Manager, the Field Manager directs department field staff responsible for hands-on utility repairs, underground line locating, meter reading, lift station maintenance, and related field operations. The Field Manager participates in departmental budget preparation and administration, prepares cost estimates, monitors expenditures and fleet operations, reviews capital expansion designs, and coordinates water and sewer line certifications of conveyance with city and county engineers. Field technicians operate light to heavy machinery, including excavators, backhoes, and jet trucks, and locate underground utility lines using electronic locating equipment and Geographic Information System databases. Technicians also rebuild lift station pumps, troubleshoot motor-control issues, collect bacteriological water samples, and perform water-quality flushing programs to support water clarity and disinfectant levels. The department maintains operational readiness by managing utility fleets, using trench shoring systems, and maintaining on-call coverage to respond to emergency pipe breaks and related utility events.

Perfecto Rivera, Field Manager. Mr. Rivera has been employed by the District since November 12, 2002, and has served as Field Manager since August 26, 2026. Ward Crowell, the former Field Manager, now serves as Field Administrator Inspector. Mr. Crowell has been employed by the District since January 29, 1987, and served as Field Manager from October 2007 through August 26, 2026.

Chief Operator

Responsibilities. The Chief Operator directs and supervises the operation, maintenance, and water quality processes of the District's Reverse Osmosis treatment facilities. Reporting directly to the District Manager, this role supports compliance with applicable state and federal regulatory requirements, including operating permits. The Chief Operator also serves as the District's Safety Officer, including planning safety training, scheduling documentation audits, and managing hazard identification and accident investigation programs. Administrative duties include preparing the department's budget, scheduling operator shifts, ordering chemical inventories, and coordinating with engineers on infrastructure repairs. This position also oversees training and state-licensing coordination for operator trainees and helps ensure that trainees work under the direct supervision of licensed team members.

Derek Knowles, Chief Operator. Mr. Knowles has been employed by the District since March 2008 and has served as Chief Operator since April 2020.

CHAPTER 3 — WATER AND WASTEWATER SYSTEM AND SERVICE AREA

3.1 — Overview of the System

The System provides potable water supply, treatment, and distribution services and wastewater collection and transmission services to customers within the Service Area. The District has installed certain infrastructure capable of supporting reuse service; however, the reuse water currently available through Broward County does not meet the quality standards necessary for the District's intended irrigation applications, in part because insufficient use along the regional transmission system allows the water to remain stagnant before reaching the District. Accordingly, the District does not presently provide reuse water to customers. If Broward County is able to provide reuse water meeting the applicable quality standards in the future, the District's existing infrastructure could be placed into service.

The District does not own or operate a wastewater treatment plant. Wastewater collected by the District is transmitted through the District's wastewater collection and conveyance system and ultimately delivered to the Broward County North Regional Wastewater Treatment Plant ("NRWWTP") for treatment pursuant to the Large User Agreement among Broward County, the District, and nine other large users, as described in Section 3.5.

The System includes water treatment facilities, water distribution infrastructure, wastewater collection and conveyance infrastructure, lift stations, force mains, certain reuse-related infrastructure, related electrical and control systems, and other appurtenant facilities necessary to support utility operations.

The Service Area is substantially built out and is primarily residential. Accordingly, ongoing capital improvement needs are focused primarily on renewal, replacement, rehabilitation, repair, modernization, operational reliability, regulatory compliance, resiliency, and continued service to existing customers, rather than expansion into undeveloped areas.

3.2 — Service Area and Customers

Overview

The District is located in northwestern Broward County, in Sections 31, 32, and 33 of Townships 47 and 48 South, Range 41 East, within portions of the Cities of Coral Springs and Parkland. The District is generally bounded on the west by the South Florida Water Management District's Conservation Area No. 2A, on the south by Wiles Road, on the east by Canal C-11, and on the north by Loxahatchee Road and Palm Beach County.

The System's Service Area includes all lands within the District and, pursuant to the Operation and Maintenance Agreement, certain areas in the City of Parkland known as the Ranches, including: (i) Parkland Magic, a residential community of approximately eleven homes receiving potable water and wastewater collection and transmission services; and (ii) approximately 39 residences along Ranch Road receiving potable water service only. The Operation and Maintenance Agreement has no stated expiration date.

Figure 3.1 illustrates the District boundaries and the System's Service Area.

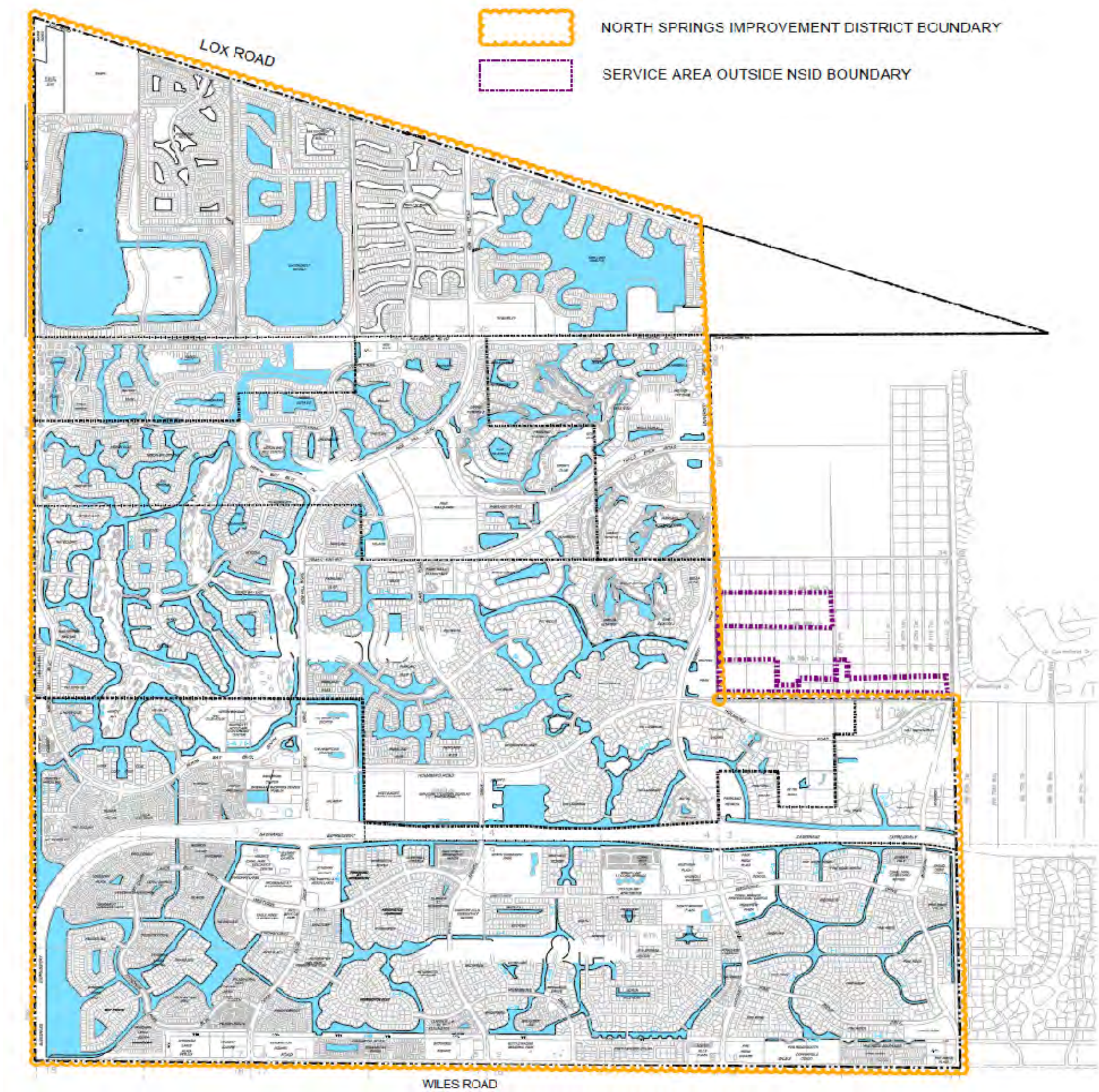

Figure 3.1 — District Boundaries and System Service Area

Source: North Springs Improvement District.

Water System Service Area

Based on District billing records, as of June 30, 2026, the water system component of the System (the 'Water System') served approximately 15,651 customer accounts, including 15,360 single-family residential accounts and 291 commercial-classified accounts. The commercial-classified total includes eight medium/high-density residential accounts and 283 commercial and retail establishments. The single-family residential total includes 364 dedicated irrigation accounts and 50 residential/agricultural accounts located outside the District boundaries, consisting of approximately eleven Parkland Magic residential accounts and 39 Ranch Road residential accounts. Customer account totals fluctuate as accounts are activated, closed, or reclassified.

Table 3.1 — Water System Customer Accounts by Class

Total Accounts	Single-Family Residential Accounts	Single-Family Residential Share %	Commercial Accounts	Commercial Share %
15,651	15,360	98.1%	291	1.9%
Customer Classification	**Service Sub-Type**	**Active Account Count**	**Percentage of Total**	**Description**
Single Family Residential	Standard Single Family	14,946	95.5%	Residential customers within District boundaries
Single Family Residential	Irrigation Accounts	364	2.3%	Dedicated potable water accounts serving landscape irrigation
Single Family Residential	Residential / Agricultural	50	0.3%	Parkland Magic and properties along Ranch Road served outside the District boundaries
Medium/High Density Residential	—	8	0.1%	Multi-family, condos, and high-density residential
Commercial	—	283	1.8%	Active commercial and retail establishments
Total Potable Water Accounts	**—**	**15,651**	**100.0%**	**Total Potable Water Accounts**

Note: The 291 commercial-classified accounts include eight medium/high-density residential accounts and 283 commercial and retail establishments. Commercial water accounts include temporary water-only meters that do not receive wastewater service. Account totals are approximate point-in-time estimates based on District billing records and may fluctuate.

Source: District utility-billing system account data as of June 30, 2026.

Wastewater System Service Area

The wastewater component of the System (the "Wastewater System") provides wastewater collection and transmission services within substantially the same area served by the Water System, except that it does not provide wastewater service to the water-only properties located along Ranch Road. Figure 3.2 illustrates the Wastewater System Service Area, including Parkland Magic, the area outside the District boundaries that receives wastewater collection and transmission services.[1]

As of June 30, 2026, the Wastewater System served 15,078 wastewater customer accounts. Wastewater accounts are maintained separately from potable-water accounts for billing and rate-setting purposes. Dedicated irrigation accounts and Ranch Road water-only customers do not receive wastewater service and therefore are not included among the Wastewater System accounts.

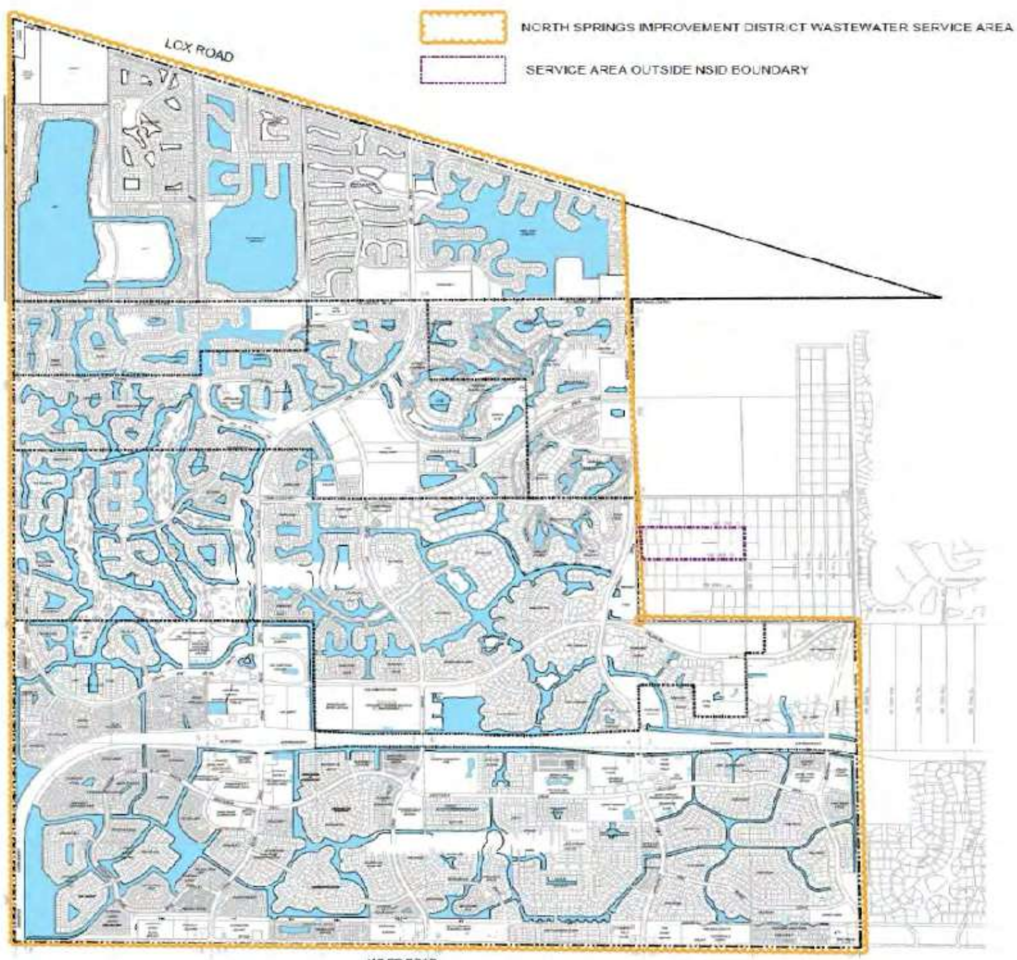

Figure 3.2 — Wastewater System Service Area

Source: North Springs Improvement District.

[1] Wastewater customer accounts are also expected to increase as the 205 planned homes within the Parkland Royale II residential development in the District are completed and placed into service.

3.3 — Current and Projected Population and Development Assumptions

Population and development assumptions for the District are based on the District's Water Supply Facilities Work Plan, current System account data, and available Broward County population forecasting information. Because the District's Service Area includes portions of both the Cities of Coral Springs and Parkland, municipal population projections for either city alone do not directly correspond to the District's Service Area. The System currently serves approximately 41,000 residents. The District's Service Area is substantially built out. Accordingly, future population growth is expected to result primarily from the completion and occupancy of residential developments currently planned or under construction, rather than from significant additional land development.

Long-term population projections used in this Report are based on the Broward County population projections incorporated into the District's 10-Year Water Supply Facilities Work Plan and the 2019 renewal of the District's current water use permit, as described in Section 3.4. Although Broward County published updated municipal projections in 2024, those projections do not separately identify the portions of Coral Springs and Parkland served by the District and therefore cannot be used to develop updated District-specific population projections. Accordingly, the projections incorporated into the District's Water Supply Facilities Work Plan remain the most recent population projections available specifically for the District's Service Area. Based on those projections, the population is projected to increase to approximately 43,787 residents in 2030, 43,905 residents in 2035, 44,024 residents in 2040, and 44,142 residents at projected full buildout in 2045.

Table 3.2 — Projected Service Area Population

YEAR	POPULATION PROJECTION		YEAR	POPULATION PROJECTION
2025	41,800		2036	43,929
2026	42,198		2037	43,953
2027	42,595		2038	43,976
2028	42,992		2039	44,000
2029	43,390		2040	44,024
2030	43,787		2041	44,047
2031	43,811		2042	44,071
2032	43,834		2043	44,095
2033	43,858		2044	44,118
2034	43,882		2045	44,142
2035	43,905			

Source: Broward County population projections incorporated into the North Springs Improvement District 10-Year Water Supply Facilities Work Plan (ratified May 21, 2019).

3.4 — Water System

Overview

Figure 3.3 identifies the locations of the District's Water Treatment Plant and Booster Pumping Station within the Water System.

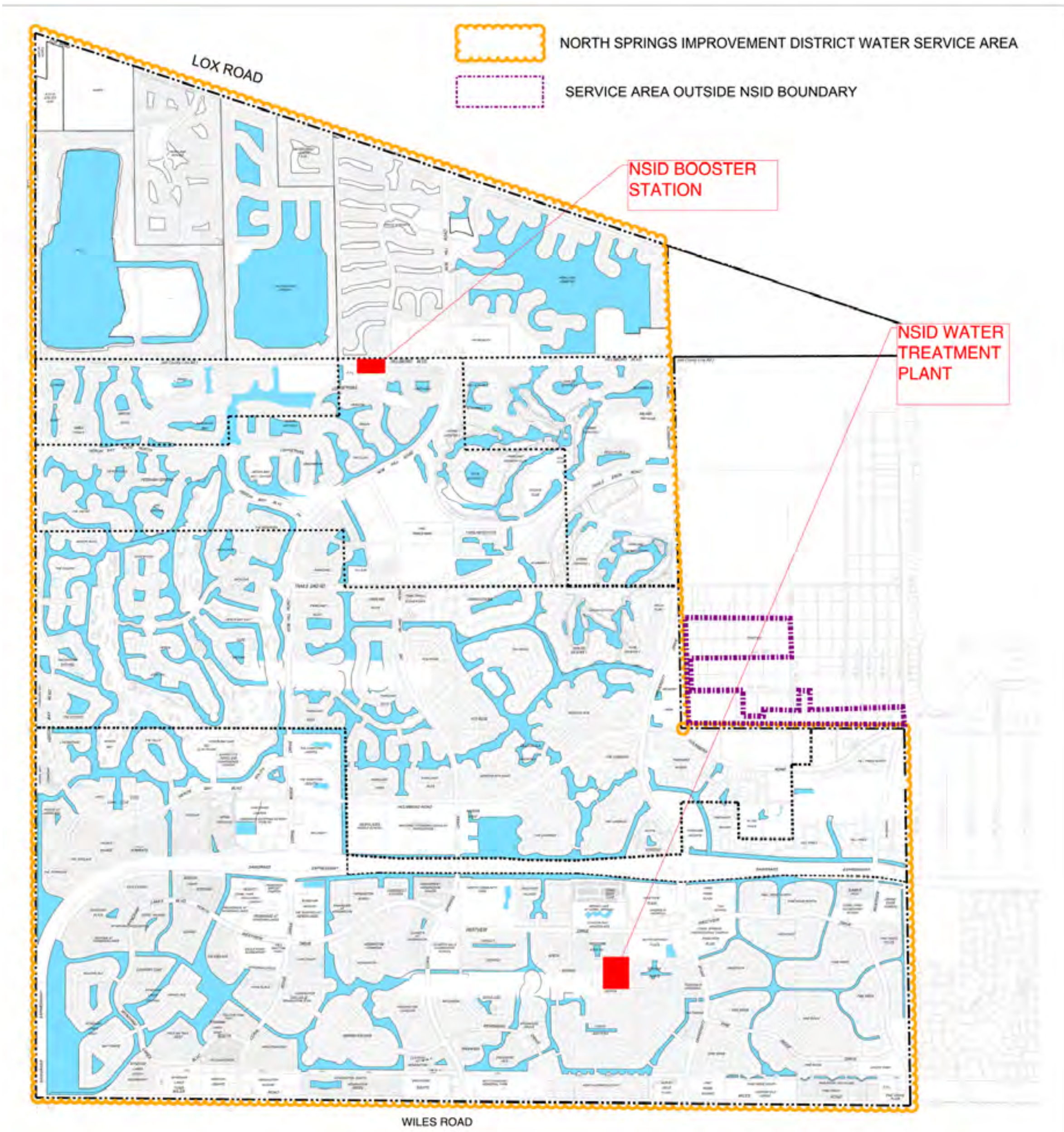

Figure 3.3 — Water Treatment Facilities Location Map

Source: North Springs Improvement District.

Figure 3.4 — Water Treatment Plant and Booster Pumping Station Aerial Views

Source: Google Earth and District records.

Water Use Permit

The Water System has a total annual raw water withdrawal allocation of approximately 2,103.9 million gallons ("MG") pursuant to Water Use Permit No. 06-00274-W (the "WUP"). The WUP was issued to the District by the South Florida Water Management District ("SFWMD") on August 21, 2019, as a renewal of the District's prior water use permit and expires on August 21, 2039. The WUP authorizes public water supply withdrawals to serve the System's Service Area and a projected population of approximately 44,000 persons in 2039. The permit includes conditions relating to withdrawal reporting, metering, water conservation, water loss, wellfield operation, water quality monitoring, compliance reporting, and notice requirements for certain changes in service area, demand, or water-supply arrangements. The District's current WUP is included in Appendix B for reference.

The WUP authorizes withdrawals from the Biscayne Aquifer and the Upper Floridan Aquifer and establishes source-specific maximum withdrawal limits of 1,890 MG annually from the Biscayne Aquifer and 525.6 MG annually from the Upper Floridan Aquifer. These source-specific maximums provide operational flexibility under varying hydrologic conditions, including periods when increased reliance on the Upper Floridan Aquifer may be necessary because of reduced availability from the Biscayne Aquifer. The source-specific maximums are not additive, and total annual withdrawals remain subject to the District's overall permitted annual allocation of 2,103.9 MG. The District's Biscayne Aquifer supply is drawn through ten active production wells, and its Upper Floridan Aquifer supply is drawn through one dedicated production well.

Table 3.3 presents the District's WUP and raw water allocation information.

Table 3.3 — Water Use Permit and Raw Water Allocation

Permit Number	Permittee	Source Aquifer	Annual Allocation (MG)	Max Monthly Allocation (MG)	Expiration Date
06-00274-W	District	Biscayne	1,890	185.72	08/21/2039
06-00274-W	District	Upper Floridan	525.6	48	08/21/2039

Note: The source-specific annual allocations shown above are maximum amounts that may be withdrawn from each aquifer and are not additive. Although the individual source maximums total 2,415.6 MG, the District may not withdraw more than 2,103.9 MG annually in the aggregate from all permitted sources.

Source: South Florida Water Management District Water Use Permit No. 06-00274-W, issued August 21, 2019.

As more fully described below, the District's water treatment plant ("WTP") has a combined treatment capacity of approximately 9.5 million gallons per day ("MGD").

The District also maintains approximately 5.0 MG of potable water storage capacity and three potable water interconnections with neighboring utilities that provide supplemental supply, redundancy, and emergency operating flexibility.

Future significant increases in water demand above the District's permitted allocation, although currently unanticipated, or material changes in source use, service area, demand, or treatment method, may require SFWMD review and approval through a permit modification or renewal. Future additional water-supply needs may be addressed through alternative water-supply sources, including the Upper Floridan Aquifer, reuse if and when available, conservation, interconnections, or other approved sources or offsets, subject to applicable regulatory approval. Based on the information currently available and assuming that the applicable SFWMD permitting rules and criteria remain materially unchanged, the District expects to seek renewal of the WUP in the ordinary course before its 2039 expiration.

The District does not operate all production wells continuously or at maximum capacity. Instead, the District rotates wells and blends water from the Biscayne and Upper Floridan Aquifers to support efficient operation, reduce wear on individual wells, and facilitate routine maintenance. This operating flexibility allows wells to be taken out of service for maintenance while the District continues to meet System demand within its permitted allocation.

See Chapter 4 for information regarding certain other regulatory matters relating to the Water System.

Historical Water Demand and Capacity

Table 3.4 summarizes the District's historical raw water withdrawals and finished water demand for Fiscal Years 2021 through 2025. The WUP limits aggregate annual withdrawals to 2,103.9 million gallons, equivalent to an average of approximately 5.76 MGD. The District's average annual raw water demand remained below that allocation in each year shown. Maximum-month demand is presented to illustrate seasonal demand patterns and does not constitute an annual withdrawal limit.

The District's finished water demand also remained below the WTP's applicable permitted treatment capacity in each year shown. The permitted treatment capacity was 7.5 MGD for Fiscal Years 2021 through 2024. Train No. 4 was placed into service during Fiscal Year 2025, increasing the permitted treatment capacity from 7.5 MGD to 9.5 MGD.

Table 3.4 — Historical Raw and Finished Water Demand, Permitted Allocation, and Treatment Capacity

Year	Raw Water Average Annual Daily Demand (AADD) (MGD)	Raw Water Maximum Month Daily Demand (MMDD) (MGD)	WUP Annual Allocation Average Daily Equivalent (MGD)	Finished Water Average Annual Daily Demand (AADD) (MGD)	Finished Water Maximum Month Daily Demand (MMDD) (MGD)	WTP Permitted Treatment Capacity (MGD)
2021	4.96	6.93	5.76	4.36	5.41	7.50
2022	4.81	5.42	5.76	4.11	4.50	7.50
2023	5.05	6.06	5.76	4.12	4.83	7.50
2024	5.07	7.32	5.76	4.30	5.22	7.50
2025	5.24	6.99	5.76	4.61	5.06	9.50

Note: AADD = Average Annual Daily Demand. MMDD = Maximum Month Daily Demand. The 5.76 MGD WUP allocation is the average daily equivalent of the District's annual permitted allocation of 2,103.9 million gallons and is not a maximum-month limit. The WTP's permitted treatment capacity increased from 7.5 MGD to 9.5 MGD when Train No. 4 was placed into service during Fiscal Year 2025. For purposes of evaluating permitted supply, raw water AADD should be compared with the 5.76 MGD average daily equivalent of the annual WUP allocation; raw water MMDD is shown only to illustrate seasonal demand. For purposes of evaluating treatment capacity, finished water MMDD should be compared with the WTP's permitted treatment capacity.

Source: District records; historical water-demand and treatment-capacity information provided by the District Engineer; and South Florida Water Management District Water Use Permit No. 06-00274-W.

Water Treatment Plant

Raw water is treated at the WTP through four reverse osmosis ("RO") treatment trains having a combined treatment capacity of approximately 9.5 MGD. The treatment process produces potable water for distribution through the Water System and a concentrate stream that is disposed of through the District's injection well. The RO WTP was placed into service in the last quarter of 2017, at which time the District's former lime-softening treatment facilities were retired. Train No. 4 was placed into service during Fiscal Year 2025, increasing the WTP's permitted treatment capacity from 7.5 MGD to 9.5 MGD.

The District operates a Class I non-hazardous injection well, designated as Injection Well No. 1 ("IW-1"), at the WTP for disposal of RO concentrate and non-hazardous membrane-cleaning fluids. IW-1 has a total drilled depth of approximately 3,500 feet below land surface and is permitted for a maximum injection volume of 3.0 MGD. During normal operations, the average disposal volume is approximately 0.6 MGD. The District also operates a dual-zone monitor well, designated as Monitor Well No. 1 ("MW-1"), to monitor water quality and whether injection operations remain contained and consistent with applicable permit requirements.

IW-1 is permitted by the Florida Department of Environmental Protection ("FDEP"). The permit requires a mechanical integrity test every five years. Final pressure testing was completed on June 14, 2022, and the next mechanical integrity test must be completed by June 13, 2027. The current permit expires on June 20, 2030. The District expects to seek renewal of the permit in the ordinary course before its expiration, and anticipates obtaining renewal, subject to FDEP review and approval under applicable permitting requirements.

Potable Water Storage

The District maintains four operational ground storage tanks with a combined potable water storage capacity of approximately 5.0 MG. Two tanks are located at the WTP and provide an aggregate capacity of approximately 2.0 MG, while two tanks are located at the water booster pumping station and provide an aggregate capacity of approximately 3.0 MG.

Based on the District's current emergency storage criteria, approximately 1.13 MG is required to support a four-hour fire flow during peak-demand conditions. The District's total potable water storage capacity exceeds this identified emergency storage requirement.

The locations and aerial views of the WTP and water booster pumping station are shown in Figures 3.3 and 3.4.

Water Distribution System

The Water System's distribution system consists of approximately 176 miles of transmission and distribution mains ranging from 4 inches to 30 inches in diameter, with 8-inch mains comprising the most common pipe size. Approximately 21,028 feet of 16-inch to 30-inch mains connect the ground storage tanks at the WTP to the water booster pumping station.

To enhance system resiliency and redundancy, the District maintains three potable water interconnections with neighboring utilities pursuant to written interlocal agreements. Two interconnections are with the City of Coral Springs and are located at University Drive and Wiles Road and at Wiles Road and Coral Ridge Drive. The third interconnection is with Palm Beach County and is located on Loxahatchee Road immediately west of University Drive. Each interconnection is identified by the District as capable of delivering approximately 1.0 MGD of supplemental potable water.

Reuse and Basin Management Action Plan Matters; Water Conservation

The District does not operate a reuse treatment facility and does not currently provide reuse water to customers. The District previously installed reuse distribution infrastructure intended to serve an area within the District commonly known as the "Wedge." The approximately 1,949-acre Wedge is located in Parkland between Hillsboro Boulevard and Loxahatchee Road and includes certain bordering developments in the District's northern portion.

The District's 2019 10-Year Water Supply Facilities Work Plan evaluated reuse as a potential dry-season source in its long-range analysis through 2040. While that analysis included potential reuse supply, the District's current permitted water-supply allocation is sufficient to meet its anticipated potable-water demands without reliance on reuse.

Reuse water available through Broward County's regional system does not presently meet the quality standards necessary for the District's intended irrigation applications. Insufficient use along the regional transmission system allows the water to remain in the system for extended periods before reaching the District, resulting in odor and other water-quality concerns. Accordingly, the District has not placed its reuse infrastructure into service. If sufficient additional users connect to the regional system and Broward County is able to provide reuse water meeting the applicable quality standards, the District's existing reuse infrastructure could be placed into service.

Reuse may nevertheless provide additional operational flexibility and reduce potable-water use for irrigation if suitable reuse water becomes available. The District will continue to monitor reuse availability, regional planning, and any Basin Management Action Plan ("BMAP") required by applicable Florida law, or other water-quality requirements that may affect future reuse service or System operations.

The District maintains a water-conservation program that includes implementation of the Year-Round Landscape Irrigation Rule under Chapter 40E-24, *Florida Administrative Code*; an inclining block rate structure; dedicated irrigation-meter rates; automated metering; water-loss monitoring; public education; and a toilet-replacement rebate program for qualifying United States Environmental Protection Agency WaterSense® labeled toilets. Automated metering installed as part of the Series 2024 Project improves the District's ability to monitor customer water use and identify apparent and actual distribution-system losses. See Chapter 6 for information regarding current rates, fees, and charges for System services.

Water Demand Projections

Table 3.5 presents projected raw and finished water demand through 2045 and compares those projections with the District's permitted raw-water allocation and WTP treatment capacity. The District's WUP expires in 2039. Projected finished-water AADD is based on the Service Area population projections in Section 3.3 and assumed water use of approximately 105 gallons per person per day. Projected finished-water MMDD reflects the applicable peaking factor. Projected raw-water demand was calculated using the five-year average relationship between the District's historical raw- and finished-water demand. Because these projections depend on assumptions regarding future population, water use, and operating conditions, actual demand may differ.

As shown in Table 3.5, projected raw water AADD remains below the average daily equivalent of the District's annual WUP allocation throughout the Forecast Period. Projected finished water MMDD likewise remains below the WTP's permitted treatment capacity. Accordingly, the District's existing permitted allocation and treatment capacity are projected to be sufficient to meet anticipated Water System demand through 2045, assuming timely renewal of the WUP following its expiration in 2039 and subject to the other assumptions described herein.

Future water demand above the District's permitted allocation, or material changes in source use, demand, service area, or treatment method, may require SFWMD review and approval through a permit modification, renewal, or other applicable regulatory process. The District's permitted access to the Biscayne and Upper Floridan Aquifers, together with conservation practices, interconnections, and potential alternative water-supply sources or offsets, provides flexibility for addressing future water-supply needs, subject to applicable regulatory approval.

Table 3.5 — Projected Raw and Finished Water Demand, Permitted Allocation, and Treatment Capacity

Year	Projected Raw Water Average Annual Daily Demand (AADD) (MGD)	Projected Raw Water Maximum Month Daily Demand (MMDD) (MGD)	WUP Annual Allocation Average Daily Equivalent (MGD)	Projected Finished Water Average Annual Daily Demand (AADD) (MGD)	Projected Finished Water Maximum Month Daily Demand (MMDD) (MGD)	WTP Permitted Treatment Capacity (MGD)
2026	5.18	6.59	5.76	4.43	5.05	9.50
2030	5.38	6.84	5.76	4.60	5.24	9.50
2035	5.39	6.85	5.76	4.61	5.25	9.50
2040	5.40	6.86	5.76	4.62	5.26	9.50
2045	5.42	6.89	5.76	4.63	5.28	9.50

Note: AADD = Average Annual Daily Demand. MMDD = Maximum Month Daily Demand. Projected finished-water AADD is based on the Service Area population projections in Section 3.3 and assumed water use of approximately 105 gallons per person per day. Projected finished-water MMDD reflects the applicable peaking factor. Projected raw-water AADD and MMDD were calculated using the respective five-year average ratios of historical raw-water demand to finished-water demand for Fiscal Years 2021 through 2025, which are assumed to remain constant throughout the Forecast Period. The 5.76 MGD WUP allocation represents the average daily equivalent of the District's annual permitted allocation of 2,103.9 million gallons and is not a maximum-month limit. The WUP allocation shown after its 2039 expiration assumes timely renewal at the same allocation for planning purposes. Projected raw-water AADD should be compared with the 5.76 MGD WUP allocation, and projected finished-water MMDD should be compared with the WTP's 9.5 MGD permitted treatment capacity. The WUP allocation and WTP treatment capacity are existing permit values, not calculated demand projections.

Source: District Engineer; District records; South Florida Water Management District Water Use Permit No. 06-00274-W; and population and water-demand projections described in Sections 3.3 and 3.4.

3.5 — Wastewater System

Overview

The Wastewater System utilizes gravity sewers, force mains, and lift stations to collect and convey wastewater generated within the Wastewater System Service Area. The Wastewater System includes 74 lift stations, approximately 129.55 miles of gravity sewer mains, and approximately 34.69 miles of force mains. A lift station inventory is included in Appendix A.

Wastewater collected by the District is conveyed through the District's collection and transmission system to the applicable points of connection with Broward County's regional wastewater system. Pursuant to the Large User Agreement described below, the wastewater is then transmitted to the NRWWTP for treatment and disposal. Additional information regarding the Wastewater System Service Area is provided in Section 3.2 and Figure 3.2.

Large User Agreement

As noted above, the District does not own or operate a wastewater treatment plant. Wastewater transmission, treatment, and disposal services are provided by Broward County pursuant to the Large User Wastewater Agreement dated May 23, 1989, as amended in 1993, 1998, 2001, and 2002 (collectively, the "Large User Agreement"). The District is one of the ten large users served by the County's North Regional Wastewater System. The amendments added an additional point of connection, revised the District's wastewater service area, and increased the District's reserved capacity.

Under the Large User Agreement, the County is responsible for providing regional wastewater transmission, treatment, and disposal services. The District is responsible for constructing, operating, and maintaining the gravity sewers, lift stations, pumping stations, force mains, and related facilities upstream of the points of connection with the County's system. The District has agreed to purchase its wastewater transmission, treatment, and disposal services from the County.

The Large User Agreement also requires the District, with the assistance of a professional engineer, to review its wastewater service needs annually and project its future transmission and treatment flow requirements. These projections are used by the County for planning future regional wastewater system improvements and capacity needs. The Third Amendment established the District's reserved transmission, treatment, and disposal capacity at 3.53 MGD.

Broward County Water and Wastewater Services' Schedule of Large User Reserve Capacity and Debt Service Allocation for the year ended September 30, 2025, identifies total treatment reserve capacity allocated to large users of 87.1314 MGD. The District's reserved transmission, treatment, and disposal capacity of 3.53 MGD represents approximately 3.7% of the NRWWTP's 95 MGD permitted treatment capacity. Approximately 7.9 MGD of the NRWWTP's permitted treatment capacity remained unallocated as of September 30, 2025. Table 3.6 summarizes the District's historical wastewater flows for FY 2021 through FY 2025.

Table 3.6 — Historical Wastewater Flows and Reserved Capacity of the District

Year	Total Wastewater Flow (MG)	Average Daily Flow (MGD)	Reserved Capacity (MGD)
2021	1,451.706	3.98	3.53
2022	1,448.534	3.97	3.53
2023	1,571.419	4.31	3.53
2024	1,198.334	3.28	3.53
2025	1,140.196	3.12	3.53

Note: Average daily flow is calculated from the annual wastewater-flow information maintained in the District's Broward County wastewater billing records. The FY 2025 annual flow of 1,140.196 million gallons, equivalent to an average daily flow of approximately 3.12 MGD, is consistent with the amount reported in Broward County Water and Wastewater Services' Schedule of Large User Annual Adjustments for the year ended September 30, 2025.

Source: North Springs Improvement District records; Broward County Water and Wastewater Services, Schedule of Large User Reserve Capacity and Debt Service Allocation and Schedule of Large User Annual Adjustments for the year ended September 30, 2025.

As shown above, the District's annual average wastewater flows were above its 3.53 MGD reserved capacity during FY 2021 through FY 2023 due to metering discrepancies that were resolved by FY 2024 and below its reserved capacity during FY 2024 and FY 2025.

The County establishes and periodically adjusts the charges payable by large users for wastewater transmission, treatment, and disposal. Those charges include operating and maintenance charges, debt-service charges, and a surcharge supporting the County's improvement, repair, and replacement fund. Table 3.7 summarizes the District's Large User Agreement costs for FY 2021 through FY 2025, the amount included in the District's FY 2026 Annual Budget, and the amount included in the proposed FY 2027 budget.

Table 3.7 — Broward County Large User Agreement Costs

Fiscal Year	Amount
2021 Actual	$3,243,102.48
2022 Actual	$3,341,305.56
2023 Actual	$4,440,782.75
2024 Actual	$3,388,651.98
2025 Actual	$3,453,869.40
2026 Budgeted	$3,800,000.00
2027 Proposed Budget	$4,000,000.00

Note: The amounts shown include the District's costs for wastewater transmission, treatment, and disposal services provided by Broward County pursuant to the Large User Agreement. The FY 2027 amount is included in the District's proposed budget and remains subject to completion and adoption of the FY 2027 budget.

Source: North Springs Improvement District financial records, FY 2026 Annual Budget, and preliminary FY 2027 budget information.

The County's charges under the Large User Agreement constitute a material component of the District's wastewater operating costs. The District's wastewater rates are designed to recover those wholesale charges. Increases in the County's charges are treated by the District as pass-through operating cost increases and may be reflected in the District's wastewater rates following the applicable public-hearing and Board-approval process. Additional information regarding the District's wastewater rates and the financial-projection assumptions is provided in Chapters 6 and 8.

The Large User Agreement does not have a fixed calendar expiration date. Instead, it terminates at the end of the County's next full fiscal year after the obligations issued for the County's North District regional transmission, treatment, and disposal facilities have been retired or otherwise satisfied. Based on the information currently available, the District reasonably expects the Large User Agreement to remain in effect through the final anticipated maturity of the Series 2026 Bonds.

Based on the most recently completed fiscal year, the District is operating within its reserved capacity under the Large User Agreement. The District will continue to monitor wastewater flows, customer demand, and projected growth. If future wastewater demands are projected to exceed the District's reserved capacity, the District may seek to purchase additional capacity from Broward County, subject to capacity availability, County approval, the terms of the Large User Agreement, and payment of the applicable charges. No costs associated with providing any additional wastewater capacity are currently included in the Series 2026 Project.

CHAPTER 4 — REGULATORY STATUS

4.1 — Water System

The District operates the Water System pursuant to Water Use Permit No. 06-00274-W issued by the SFWMD, the applicable water treatment plant permits and approvals administered by the FDEP, and the separate FDEP Underground Injection Control permit authorizing operation of IW-1. SFWMD regulates the District's withdrawal and use of groundwater, while the FDEP administers the drinking-water and Underground Injection Control requirements applicable to the District's water treatment facilities and injection well. The District also maintains other approvals applicable to the WTP and related facilities.

Based on District records and information provided by District staff as of the date of this Report, the District is not aware of any outstanding regulatory orders, consent orders, unresolved boil water notices, or material notices of violation relating to operation of the Water System. The District operates the Water System in accordance with its applicable permits and regulatory requirements and monitors compliance matters in the ordinary course of operations.

The District is subject to federal and state drinking water standards, monitoring, and reporting requirements applicable to public water systems. The District performs required water quality monitoring and provides customers with an annual Consumer Confidence Report describing the quality of the drinking water supplied by the District and its compliance with applicable drinking water standards.

The District is subject to the United States Environmental Protection Agency's Lead and Copper Rule and applicable revisions governing public water systems. The District completed the required initial service line inventory based on available records and information. No lead service lines were identified, and the presence of lead service lines within the Water System is not expected based on the information currently available. The District will continue to comply with applicable monitoring, inventory, reporting, and other requirements.

Per- and polyfluoroalkyl substances ("PFAS") are a group of persistent synthetic chemicals that have become the subject of increased federal and state regulatory attention. In April 2024, the United States Environmental Protection Agency ("USEPA") adopted national primary drinking water standards for certain PFAS. In May 2026, USEPA proposed retaining the drinking water standards for PFOA and PFOS while re-establishing a process through which eligible public water systems could seek up to two additional years to comply. In a separate rulemaking, USEPA proposed rescinding the standards applicable to certain other PFAS and PFAS mixtures. Neither proposal has been finalized as of the date of this Report. The District will continue to monitor developments in applicable USEPA and FDEP requirements and any resulting implementation or compliance obligations.

The District treats its raw water through RO treatment. PFAS have been detected in the District's source water; however, finished water testing performed to date, including testing conducted under USEPA's Third and Fifth Unregulated Contaminant Monitoring Rules, reported no detectable PFAS at the applicable laboratory reporting limits. Based on current finished water results and presently applicable requirements, the District does not anticipate an immediate need for additional

PFAS-specific treatment improvements. The District will continue to monitor source and finished water, regulatory developments, and any associated operational or capital requirements.

4.2 — Wastewater System

The District does not own or operate a wastewater treatment facility. Wastewater collected within the Wastewater System is conveyed through the District's collection and transmission facilities to Broward County's regional wastewater system for treatment and disposal at the NRWWTP. The District does not provide wastewater treatment or reclaimed water services; accordingly, BMAP and Reasonable Assurance Plan ("RAP") requirements applicable to wastewater treatment facilities pursuant to applicable Florida law do not apply to the District's wastewater collection and transmission facilities.

The District operates and maintains its wastewater collection and transmission facilities in accordance with Chapter 403, *Florida Statutes*; Chapter 62-604, *Florida Administrative Code*; Chapter 27, Article V of the Broward County Code of Ordinances; and the requirements of the Large User Agreement. Chapter 62-604 establishes requirements for the design, construction, operation, and maintenance of domestic wastewater collection and transmission systems. Within Broward County, the Broward County Domestic Wastewater Program administers applicable collection and transmission permitting requirements under authority delegated by FDEP and enforces the applicable requirements of Chapter 27, Article V of the Broward County Code of Ordinances.

Based on District records and information provided by District staff as of the date of this Report, the District is not aware of any outstanding regulatory orders, consent orders, or material notices of violation requiring corrective action with respect to its wastewater collection and transmission facilities. The District monitors applicable regulatory developments and maintains the permits and approvals applicable to those facilities. Broward County is responsible for the permits and regulatory requirements applicable to the NRWWTP and the County's regional wastewater transmission, treatment, and disposal facilities.

CHAPTER 5 — CAPITAL IMPROVEMENTS AND SERIES 2026 PROJECT

5.1 — Climate Effects on Infrastructure

South Florida's low-lying geography, porous limestone geology, elevated groundwater conditions, severe rainfall events, and exposure to hurricanes and other extreme weather are relevant considerations in the District's long-term planning for the Water and Wastewater System.

With respect to the Water System, the District monitors water-supply and water-quality conditions affecting the Biscayne and Upper Floridan Aquifers. The District's RO treatment facilities, permitted access to both aquifers, potable water storage, emergency interconnections, and operating flexibility provide multiple means of supporting reliable water service as conditions change.

With respect to the Wastewater System, severe rainfall, flooding, power interruptions, and other weather-related conditions may affect lift stations and related electrical, control, telemetry, and emergency-power equipment. The District considers the condition, location, operational importance, and resiliency of these facilities when prioritizing capital improvements.

The Series 2026 Project includes renewal, replacement, rehabilitation, repair, modernization, and related improvements intended to support System reliability and resiliency. Relevant improvements include lift station rehabilitation, pump and control-panel replacement, telemetry and monitoring upgrades, water storage improvements, emergency power improvements, and related work intended to reduce the risk of service interruptions during adverse operating conditions.

5.2 — System Condition, Age, and Renewal Needs

The District's System continues to operate and provide reliable service to existing customers. The District is not aware of any recent material regulatory violations or compliance infractions relating to operation of the System.

Portions of the System include aging equipment, electrical components, controls, pumps, piping, lift station components, and related infrastructure that require ongoing renewal, replacement, rehabilitation, repair, and modernization. The District addresses these needs through its capital improvement planning process, including the Series 2026 Project and other current Water and Wastewater System projects described in Section 5.3.

The District's capital program is intended to replace aging components, improve automation, monitoring, telemetry, diagnostics, and control capabilities, reduce maintenance burdens and the risk of localized equipment failures, and support continued operational reliability, regulatory compliance, resiliency, and service to existing customers.

5.3 — Overview of System Capital Improvement Needs

The District's most recent significant capital project relating to the System is the Series 2024 Project, which is substantially complete. The Series 2024 Project modernized the District's Advanced Metering Infrastructure ("AMI") through replacement and retrofitting of transmitters serving approximately 15,550 existing water meters, together with related cellular communications, mapping, meter-reading, software, billing-system integration, customer-engagement, and ancillary improvements. Existing water meters were retained as part of the project.

The contractor has reported that the full scope of the applicable request for proposals has been completed, and no funds remain in the Series 2024 Project Fund. The District, however, is completing its final operational review and project closeout, including the replacement of certain remaining antennas and continued evaluation and troubleshooting of communications issues affecting portions of the antenna network. A certificate of completion is expected to be issued following the District's confirmation that the remaining closeout items have been completed to its satisfaction. Approximately $10,000 of remaining project-closeout and contingency costs is expected to be paid from available Water and Sewer Enterprise Fund resources rather than proceeds of the Series 2024 Bond.

As discussed previously, the System's Service Area is substantially built out and is primarily residential. Accordingly, the District's ongoing capital improvement program is focused primarily on renewal, replacement, rehabilitation, repair, modernization, operational reliability, regulatory compliance, and resiliency of existing System assets rather than expansion into undeveloped areas.

The Series 2026 Project constitutes a significant component of the District's current capital improvement planning and is described in Section 5.5 and Table 5.2. The Series 2026 Project is expected to be funded, in whole or in part, from proceeds of the Series 2026 Bonds. The District may adjust the timing, sequencing, scope, and allocation of project funding among eligible Series 2026 Project components based upon final engineering determinations, procurement results, operational priorities, available funds, and applicable financing documents.

In addition to the Series 2026 Project, the District has other current Water and Wastewater System projects in various stages of planning, design, procurement, and construction. Table 5.1 summarizes those projects, together with the estimated remaining cost of each project and its anticipated funding source.

Table 5.1 — Other Current Water and Wastewater System Projects

Project	Estimated Remaining Cost	Anticipated Funding Source
RO/HSP PLC Upgrade	$53,200.92	Available Water and Sewer Fund resources
New CO_2 System	$354,715.21	Available Water and Sewer Fund resources
CO_2 System/Floridan Well Improvements	$11,880.00	Available Water and Sewer Fund resources
Booster Pump Station and Chemical Building Expansion	$580,862.50	Available Water and Sewer Fund resources
North Perimeter Wall	$1,415,000.00	Available Water and Sewer Fund resources
Booster Pump Station Security System Upgrade	$40,530.59	Available Water and Sewer Fund resources
AMI Project Closeout and Contingency	$10,000.00	Available Water and Sewer Fund resources
TOTAL	**$2,466,189.22**	

Note: Estimated remaining costs represent amounts remaining to be paid under the applicable agreements and other anticipated project-closeout costs, based on District records and information available as of August 1, 2026. The projects shown are separate from the Series 2026 Project and are expected to be funded from available Water and Sewer Enterprise Fund resources on deposit in the Operation and Maintenance Fund established under the Bond Resolution, subject to annual appropriation, applicable District approvals, and the availability of funds.

Source: District capital-project records and information provided by the District's Chief Financial Officer as of August 1, 2026.

5.4 — Renewal and Replacement Fund

The Bond Resolution establishes a Renewal and Replacement Fund for the System. The required balance in the Renewal and Replacement Fund equals the amount recommended by the District Engineer or a Qualified Independent Consultant, as such recommendation may be modified from time to time in accordance with the Bond Resolution and certified in writing to the Trustee by an Authorized Officer of the District. The recommended amount is also reflected in the District's Annual Budget for the System.

Amounts held in the Renewal and Replacement Fund may be used for unusual or extraordinary maintenance and repairs, renewals and replacements, acquisition, installation, or replacement of System equipment, related engineering, legal, and administrative expenses, and other purposes authorized by the Bond Resolution, including certain emergency expenditures and matching funds for eligible federal or state assistance programs.

The Series 2026 Project is focused primarily on the renewal, replacement, rehabilitation, repair, modernization, and upgrading of existing Water and Wastewater System infrastructure. The Project is not expected to materially expand the System or create substantial new service obligations requiring an increase in the Renewal and Replacement Fund requirement at this time.

Based on the condition of the System, recent and planned capital improvements, the Series 2026 Project, and current costs for materials, shipping, labor, and related services, the District Engineer recommends that the required minimum balance in the Renewal and Replacement Fund be maintained at $1,806,413.63 and such fund is currently fully funded.

The District Engineer does not recommend increasing or decreasing the Renewal and Replacement Fund requirement at this time. The District may revisit the recommended requirement from time to time based on future System condition, capital needs, operating risks, regulatory requirements, available reserves, inflationary conditions, and the applicable requirements of the Bond Resolution.

5.5 — Summary of Series 2026 Project

The Series 2026 Project is intended to finance priority renewal, replacement, rehabilitation, repair, acquisition, construction, equipping, modernization, and related improvements to the System.

The anticipated components of the Series 2026 Project include wastewater lift station modernization and telemetry improvements; water storage tank structural renewal and recoating; water treatment facility membrane replacement and related improvements; emergency power and System resiliency improvements; construction of an additional equipment storage building; and related electrical, instrumentation, controls, site, appurtenant, engineering, permitting, construction administration, contingency, and other related System improvement costs.

A primary component of the Series 2026 Project is the modernization and rehabilitation of portions of the District's wastewater collection and transmission system, including District lift stations. Anticipated improvements include pump replacements, wet well rehabilitation, protective coatings, control-panel and intelligent motor starter upgrades, electrical improvements, and integration with the District's VTScada and SCADA systems to enhance monitoring, diagnostics, alarm management, maintenance planning, and operational reliability.

The Series 2026 Project is also expected to include structural rehabilitation and recoating of existing potable water storage tanks; phased replacement of RO membranes and related water treatment facility improvements; upgrades or replacement of emergency generators and related resiliency improvements; construction of an additional equipment storage building; and other related improvements necessary to support continued System operations.

The District may adjust the timing, sequencing, scope, and allocation of available project funds among eligible Series 2026 Project components based on final engineering determinations, procurement results, equipment availability, permitting or approval requirements, field conditions, operational priorities, and other factors affecting implementation, subject to the applicable financing documents.

Table 5.2 presents a summary of the Series 2026 Project. The improvements financed with proceeds of the Series 2026 Bonds will be owned and operated by the District.

Table 5.2 — Summary of Series 2026 Project

Project Component	Description	Anticipated Bond Proceeds Allocation	Estimated Useful Life	Industry Standard / Validation
Wastewater Lift Stations Modernization & Telemetry Improvements	*Combined Subcategory Budget*	$4,000,000	—	—
— Pump replacements	Replacement of legacy pumps with high-efficiency submersible units	*Component Allocation*	20 to 25 Years	EPA, WEF, Hydraulic Institute
— Control Panel Upgrades	Modernization of existing lift station control panels	*Component Allocation*	30 to > 50 Years	UL508A Standards / 304 SS Construction
— VTScada/SCADA Telemetry & Electrical	Integration of telemetry and monitoring systems with VTScada	*Component Allocation*	20 to 30 Years	AWWA / EPA Instrumentation Standards
— Lift Station Mechanical (Piping)	Rehabilitation of structural and mechanical lift station piping	*Component Allocation*	20 to 30 Years	EPA, WEF, AWWA Guidelines
Wet Well Rehabilitation	Structural rehab and application of corrosion-resistant coatings	$1,658,000	20 Years	Engineered 16-Mil Epoxy / Metal Primer
Water Treatment Plant & Storage Improvements	*Combined Subcategory Budget*	$1,000,000	—	—
— RO Facility & Appurtenances	Upgrade of RO facility components, treatment train, and concentrate systems	*Component Allocation*	20 to 25 Years	AWWA / EPA Asset Guidelines
– RO Membranes (Consumable)	Phased replacement and maintenance of consumable RO treatment train membranes	*Component Allocation*	5 to 10 Years	Manufacturer Specifications / AWWA

Table 5.2 — Continued

Project Component	Description	Anticipated Bond Proceeds Allocation	Estimated Useful Life	Industry Standard / Validation
Water Storage Tank Rehab & Recoating	Structural renewal and recoating for existing potable storage	$767,000	20 Years (Coating) / > 50 Years (Structure)	AWWA D102 Standards / EPA
ANCILLARY & SUPPORT INFRASTRUCTURE				
Equipment Storage Building	Construction of storage for operational equipment	$2,000,000	40 to 50+ Years	Florida Building Code (FBC), ASCE
Emergency Power & Resiliency Generators	Replacement of generators at critical utility facilities	$75,000	20 to 25 Years	NFPA 110, EPA Resiliency Guidelines
PROJECT ADMINISTRATION & SOFT COSTS				
Engineering, Soft Cost & Contingencies	Execution of planning, design, permitting, and administration	$500,000	Matches Primary Asset	Capitalization / GAAP Accounting
Total Anticipated Bond Proceeds Allocation		**$10,000,000**	—	—

Note: The amounts shown reflect anticipated allocations of Series 2026 Bond proceeds, and the estimated useful lives are preliminary planning-level estimates; both may change as final design, project scope, procurement, pricing, permitting, and implementation proceed. Construction contingencies are included within the applicable project line items, with additional contingency reserves included in the Engineering, Soft Costs and Contingencies line item. "Component Allocation" means that the applicable cost is included within the parent project component and is not separately stated. The District Engineer believes the estimates are reasonable. Costs not funded from proceeds of the Series 2026 Bonds are expected to be paid from available Water and Sewer Enterprise Fund resources on deposit in the Operation and Maintenance Fund, subject to annual appropriation, applicable District approvals, and availability of funds.

Source: District capital-planning records, District Engineer estimates, vendor information, and preliminary assumptions regarding the Series 2026 Bonds.

5.6 — Series 2026 Project Description

The Series 2026 Project is intended to support operational reliability, regulatory compliance, resiliency, System monitoring, maintenance planning, and continued service to existing customers. The Project is also intended to reduce the risk of localized equipment failures, improve the District's ability to monitor and manage distributed utility assets, and support the long-term renewal and modernization of the System. The principal project categories and related components of the Series 2026 Project are described below.

Wastewater Lift Station Modernization and Telemetry Improvements

Wastewater lift station modernization and telemetry improvements are a major component of the Series 2026 Project. These improvements are intended to enhance operational reliability, reduce maintenance needs, improve pumping efficiency, strengthen System monitoring, and increase resiliency within the District's wastewater collection and transmission system.

Anticipated work includes replacement of aging pumps with high-efficiency submersible pumps; wet well rehabilitation; protective coatings; electrical and control-panel upgrades; intelligent motor starters; emergency power improvements, where applicable; and related telemetry and monitoring improvements. The District also expects to continue modernizing its lift station control framework through integration with the VTScada platform. These improvements are intended to provide centralized monitoring, real-time data acquisition, diagnostic telemetry, historical data logging, alarm management, and improved maintenance planning across the District's lift station network.

Figure 5.1 illustrates the general locations and geographic distribution of the District's existing lift stations. A lift station inventory is included in Appendix A.

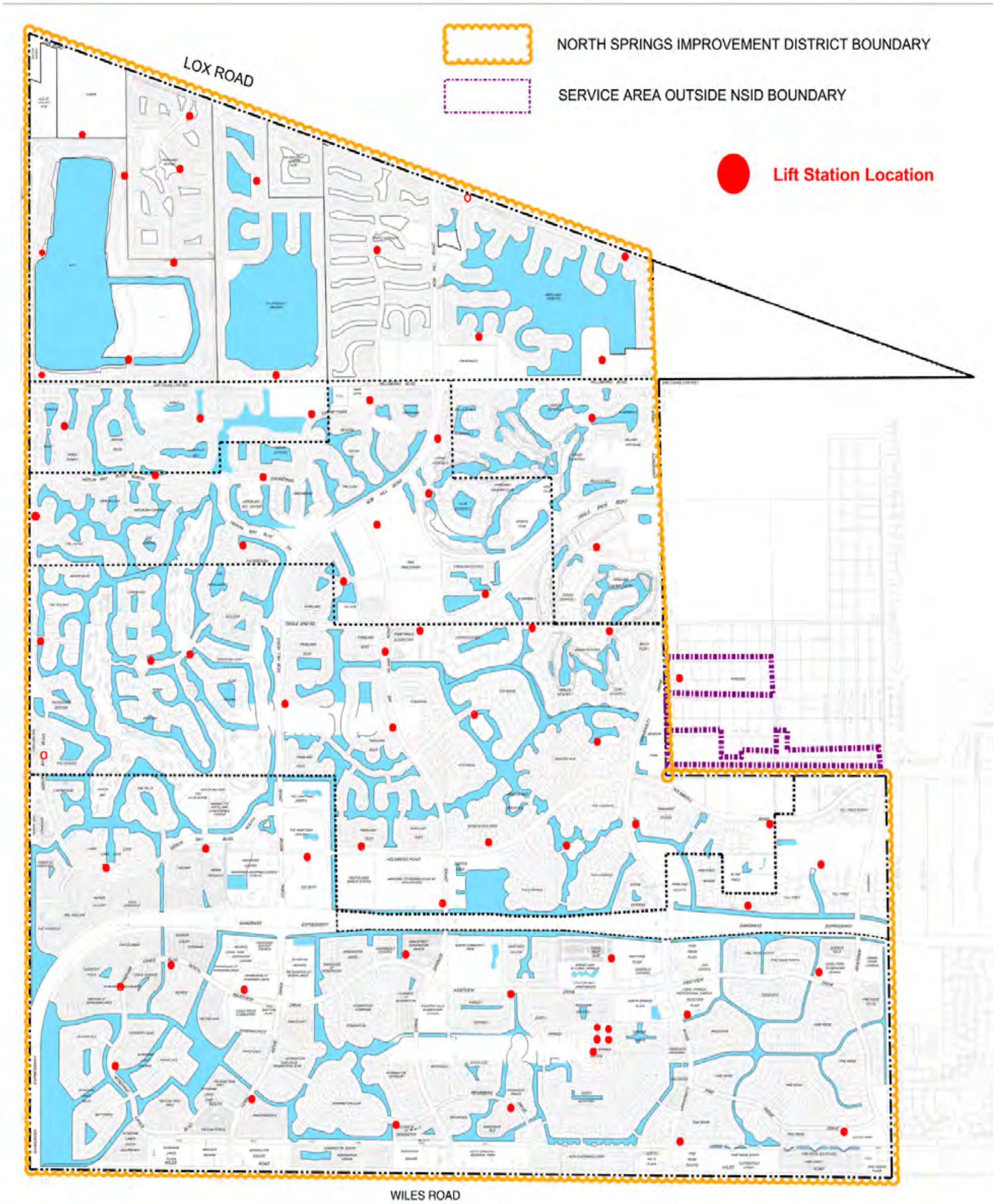

Figure 5.1 — Lift Station Location Map

Source: District records. Lift station locations are approximate. See Appendix A for the lift station inventory.

Water Storage Tank Structural Renewal and Recoating

The Series 2026 Project includes structural renewal, recoating, and related improvements to the District's ground storage water tanks. These improvements are intended to preserve tank condition, support potable water storage reliability, maintain water quality, and extend the useful lives of the District's existing storage assets.

As described in Section 3.4, the District maintains approximately 5.0 MG of potable water storage capacity, which exceeds the approximately 1.13 MG emergency storage requirement identified for sustaining four-hour fire flow during peak-demand conditions.

Water Treatment Facility Membrane Replacement and Related Improvements

The Series 2026 Project includes phased replacement of RO membranes and related improvements at the District's water treatment facilities. These improvements are intended to support treatment performance, operating efficiency, recovery rates, pressure management, and the continued production of finished drinking water.

As described in Section 3.4, the District's water treatment plant includes four RO treatment trains with a combined treatment capacity of approximately 9.5 MGD. Related work may include improvements to treatment facility systems and appurtenances associated with membrane operation and concentrate disposal.

Emergency Power and System Resiliency Improvements

The Series 2026 Project includes emergency standby generator upgrades or replacements and related resiliency improvements at critical utility facilities. These improvements are intended to support continued operation during power interruptions, severe weather events, and other emergency conditions.

Additional Equipment Storage Building

The Series 2026 Project includes construction of an additional equipment storage building to support District utility operations, equipment storage, maintenance activities, and protection of System-related materials and equipment.

Related System Improvements Included in the Series 2026 Project

In addition to the primary components described above, the Series 2026 Project may include related improvements necessary or useful to complete, support, or place the financed improvements into service. Such improvements may include electrical, instrumentation, control, telemetry, site, access, piping, valve, pump, coating, structural, security, emergency-power, and other appurtenant improvements associated with the District's water treatment, concentrate disposal, water storage, wastewater collection and conveyance, lift station, and related utility facilities.

Series 2026 Project costs may also include planning, design, engineering, permitting, procurement, construction administration, inspection, testing, startup, closeout, contingencies, and other costs incidental to implementing eligible Series 2026 Project components.

5.7 — Basis for Estimated Series 2026 Project Costs

The estimated costs of the Series 2026 Project are based on currently available District capital-planning information, recent inspections and evaluations of District infrastructure, available engineering information, vendor information, and preliminary planning-level cost estimates. The estimated cost of the Equipment Storage Building is based on preliminary bid or procurement information currently available to the District.

Construction, equipment, technology, and procurement estimates are based on available recent bid data, vendor pricing, engineering judgment, and current market conditions for comparable regional utility infrastructure. Consistent with the District's capital-planning practices, the estimates include construction contingencies within the applicable project line items, with additional contingency reserves included in the Engineering, Soft Costs and Contingencies line item. The total estimated Series 2026 Project cost also includes design and engineering fees, permitting, construction administration, inspection, professional services, equipment acquisition, and other related soft costs and implementation expenses.

Certain components of the Series 2026 Project have entered procurement or preliminary implementation activities, while other components remain in the planning or design phases. The District does not anticipate bidding or awarding all construction, equipment, or procurement contracts before the issuance of the Series 2026 Bonds. Accordingly, the estimated costs are planning-level estimates and may be revised as project scopes are finalized and additional design, procurement, vendor, and market information becomes available. Actual costs may vary based on final scopes, bidding and procurement results, equipment availability, market conditions, and other implementation factors.

The District Engineer believes the cost estimates for the Series 2026 Project are reasonable.

5.8 — Anticipated Permits and Approvals

Most components of the Series 2026 Project are expected to involve the repair, replacement, rehabilitation, maintenance, modernization, or localized upgrading of existing Water and Wastewater System infrastructure. Accordingly, several project components may proceed through procurement and construction without major new utility construction permits. These components may include lift station renewal and replacement, RO membrane replacement and related treatment-facility improvements, VTScada and telemetry improvements, emergency power improvements, and water storage tank rehabilitation.

The proposed additional equipment storage building is expected to require local development, building, zoning, site plan, and related approvals from the City of Parkland. The District has initiated the applicable local approval and permitting process and currently anticipates receiving the required approvals during the fourth quarter of 2026.

The District will evaluate final permitting and approval requirements as project design and implementation proceed and will seek to obtain any permits, inspections, authorizations, or approvals required for the applicable project components, all of which are expected to be obtained in the ordinary course.

5.9 — Series 2026 Project Prioritization and Phasing

The District expects to implement the Series 2026 Project in phases based on asset criticality, infrastructure condition, regulatory and operational needs, procurement requirements, equipment availability, and the need to maintain continuous and reliable System operations.

Wastewater lift station modernization is expected to be an early priority because of the importance of the lift stations to wastewater collection and conveyance reliability. Water storage tank rehabilitation, RO membrane replacement, emergency power improvements, and related System improvements will be scheduled based on asset condition, operational requirements, project readiness, and coordination with ongoing utility operations. Construction of the additional equipment storage building is expected to proceed following receipt of the required approvals.

The District will coordinate project implementation with utility operations staff to minimize service disruptions and maintain essential System operations. The timing and sequencing of individual project components may be adjusted based on final design, field conditions, procurement lead times, equipment availability, permitting and approval schedules, and other implementation considerations.

5.10 — Series 2026 Project Implementation Schedule

The District expects to implement the Series 2026 Project in phases. The timing and sequencing of individual project components will be based on final engineering review, project readiness, procurement requirements, equipment and contractor availability, operational priorities, site conditions, permitting and approval requirements, and coordination with ongoing utility operations.

The District does not anticipate soliciting bids for or awarding all construction, equipment, or procurement contracts before issuance of the Series 2026 Bonds. Accordingly, a final implementation schedule has not yet been established and will be developed and refined as project scopes and designs are completed and procurement activities proceed.

The additional equipment storage building will proceed on a separate implementation path because it requires local development, building, zoning, site plan, and related approvals from the City of Parkland. The District has initiated the applicable local approval and permitting process and currently anticipates receiving the required approvals during the fourth quarter of 2026.

The implementation schedule may be affected by final design, procurement lead times, equipment availability, contractor and labor availability, permitting and approval schedules, weather, field conditions, operational requirements, and other factors affecting project delivery.

The District reasonably expects to enter into one or more binding third-party contracts requiring expenditure of at least 5% of the net sale proceeds of the Series 2026 Bonds within six months after issuance. The District also reasonably expects to expend the proceeds of the Series 2026 Bonds available to pay Costs of the Series 2026 Project within three years after issuance. The District currently anticipates completing the Series 2026 Project during the fourth quarter of 2029, subject to the implementation considerations described above.

CHAPTER 6 — RATES, FEES, AND CHARGES

6.1 — Rates, Fees, and Charges

The District establishes rates, fees, and charges for System services pursuant to the authority granted by the Special Act and the District's Operating Policy. The District's rate structure includes minimum monthly service charges, volumetric usage charges, meter-based commercial charges, irrigation charges, and other fees associated with utility service and account administration. The District has adopted an inclining block rate structure for potable water and irrigation service to encourage conservation.

The District's rates, fees, and charges are established in Schedule "A," Water and Sewer Rates and Charges, to the District's Operating Policy, as amended from time to time by resolution of the Board. Schedule "A" is included in Appendix D for reference. The current rate schedule remains in effect unless amended, rescinded, or repealed by the Board. The District reviews its rates, fees, and charges annually as part of the budget process and may revise them in accordance with applicable law and District policy. Resolution No. 2025-06, adopted August 6, 2025, increased the wastewater volumetric charge from $3.36 to $3.58 per 1,000 gallons, effective upon adoption, while providing that all rates, fees, and charges not specifically amended remained unchanged.

The District's water rates include minimum monthly charges based on customer classification and meter size, together with inclining volumetric charges based on monthly consumption. Residential and commercial water usage is charged at $2.33 per 1,000 gallons for the first 12,600 gallons, $4.71 per 1,000 gallons from 12,601 through 25,200 gallons, and $7.06 per 1,000 gallons above 25,200 gallons. Separate usage thresholds apply to medium- and high-density residential customers. The minimum monthly charge for residential, multi-family, Ranches, and Parkland Magic water service is $24.34, while minimum monthly commercial charges vary by meter size. Water charges are subject to the applicable 10% public service tax for System customers residing within the City of Coral Springs.

The District's irrigation rates include minimum monthly charges based on customer classification and meter size, together with inclining volumetric charges based on monthly consumption. Irrigation usage is charged at $2.35 per 1,000 gallons for the first 12,600 gallons, $4.71 per 1,000 gallons from 12,601 through 25,200 gallons, and $7.06 per 1,000 gallons above 25,200 gallons. The minimum monthly charge for residential irrigation service is $24.34, while other irrigation minimum charges vary by meter size. Irrigation charges are subject to the applicable 10% public service tax for customers residing within the City of Coral Springs.

The District's wastewater rates include minimum monthly charges based on customer classification and meter size, together with a uniform volumetric charge for metered consumption. The current wastewater volumetric charge is $3.58 per 1,000 gallons of metered consumption. The minimum monthly charge for residential, multi-family, Ranches, and Parkland Magic wastewater service is $23.81. The current water, wastewater, and irrigation rates are summarized in Tables 6.2 through 6.4.

Wastewater transmission, treatment, and disposal are provided by the County pursuant to the Large User Agreement. The District's wastewater rates are therefore designed to recover the wholesale charges imposed by the County for regional wastewater transmission, treatment, and disposal services. Increases in those County charges are treated by the District as pass-through operating cost increases and may be reflected in the District's wastewater rates following the applicable public hearing and Board approval process. Such adjustments relate to wastewater operating costs under the Large User Agreement and are not driven by the Series 2026 Project.

The Board has approved wastewater volumetric-rate increases in each of the five most recent annual rate-review periods. As shown in Table 6.1, the wastewater volumetric rate increased from $2.70 to $3.58 per 1,000 gallons from 2021 through 2025. These adjustments reflect, among other matters, increases in the County's wastewater transmission, treatment, and disposal charges passed through to the District under the Large User Agreement. The District's history of adjusting wastewater rates in response to operating-cost increases provides context for the future rate-adjustment assumptions used in the financial projections described in Chapter 8. Other material rate actions during the periods shown are as follows: Resolution No. 2021-11 increased wastewater minimum charges by $5; Resolution No. 2022-05 established reclaimed/reuse-water charges; and Resolution No. 2024-15 reduced the first-tier residential and commercial water volumetric rate from $2.35 to $2.33 per 1,000 gallons.

Table 6.1 — Historical Wastewater Volumetric Rate Adjustments

Board Action	Rate Before	Rate After	Increase
Resolution No. 2021-01	$2.70	$2.81	$0.11
Resolution No. 2022-01	$2.81	$2.86	$0.05
Resolution No. 2023-01	$2.86	$3.16	$0.30
Resolution No. 2024-15	$3.16	$3.36	$0.20
Resolution No. 2025-06	$3.36	$3.58	$0.22

Note: Table 6.1 presents only the annual changes to the District's wastewater volumetric rate during the periods shown and is not intended to present a complete history of all changes to the District's other rates, fees, and charges. The District's complete current rate schedule is included in Appendix D.

Source: North Springs Improvement District Board resolutions and District financial records.

The financial projections described in Chapter 8 assume annual wastewater rate adjustments in each of FY 2027 through FY 2030. Those assumed adjustments have not been approved by the Board and are included solely for projection purposes. The Rate Covenant requires the District to maintain rates, fees, and charges, or otherwise take the actions permitted by the Bond Resolution, sufficient to satisfy the applicable Rate Covenant requirements.

The District also maintains charges for standby service, permits, account processing, delinquent accounts, service restoration, meters, lien information, and other utility-related services.

Table 6.2 — Current Water Rates

Minimum Monthly Charge	Current Rate
Availability Charge	$39.52
Residential, Multi-Family, Ranches/Magic	$24.34
Commercial 1-inch Meter	$60.84
Commercial 1.5-inch Meter	$121.68
Commercial 2-inch Meter	$194.69
Commercial 3-inch Meter	$365.05
Commercial 4-inch Meter	$608.41
Commercial 6- and 8-inch Meters	$1,216.83
Monthly Water Consumption	**Rate per 1,000 Gallons**
Residential, Commercial, Ranches/Magic	
0–12,600 gallons	$2.33
12,601–25,200 gallons	$4.71
25,201 gallons and above	$7.06
Medium/High-Density Residential	
0–7,600 gallons	$2.33
7,601–15,200 gallons	$4.71
15,201 gallons and above	$7.06

<u>Note</u>: The table summarizes the principal current water rates and does not replace the complete rate schedule adopted by the Board. Water charges are subject to the applicable 10% public service tax for System customers residing within the City of Coral Springs.

<u>Source</u>: North Springs Improvement District Schedule "A," Water and Sewer Rates and Charges, as amended by applicable Board resolutions.

Table 6.3 — Current Wastewater Rates

Minimum Monthly Charge	Current Rate
Residential, Multi-Family, Ranches/Magic	$23.81
Commercial 1-inch Meter	$46.60
Commercial 1.5-inch Meter	$84.56
Commercial 2-inch Meter	$130.13
Commercial 3-inch Meter	$236.45
Commercial 4-inch Meter	$388.33
Commercial 6- and 8-inch Meters	$768.04
Wastewater Consumption	**Rate per 1,000 Gallons**
All metered consumption	$3.58

Note: The table summarizes the principal current wastewater rates and does not replace the complete rate schedule adopted by the Board.

Source: North Springs Improvement District Schedule "A," Water and Sewer Rates and Charges, as amended by applicable Board resolutions.

Table 6.4 — Current Irrigation Rates

Minimum Monthly Charge	Current Rate
Residential Irrigation	$24.34
Commercial 1.5-inch Irrigation Meter	$121.68
Commercial 2-inch Irrigation Meter	$194.69
Monthly Irrigation Consumption	**Rate per 1,000 Gallons**
0–12,600 gallons	$2.35
12,601–25,200 gallons	$4.71
25,201 gallons and above	$7.06

Note: The table summarizes the principal current irrigation rates and does not replace the complete rate schedule adopted by the Board. Irrigation charges are subject to the applicable 10% public service tax for customers residing within the City of Coral Springs.

Source: North Springs Improvement District Schedule "A," Water and Sewer Rates and Charges, as amended by applicable Board resolutions.

6.2 — Connection Charges and Meter Fees

The District imposes connection charges for new connections to the System based on customer classification and service type. The District's current connection charge schedule includes separate water and wastewater charges for single-family, medium-density, and commercial customers, together with a water connection charge for irrigation service. These charges are separate from the District's recurring monthly service and consumption charges. Table 6.5 summarizes the District's current connection charges.

The District charges fees for new permanent meters based on customer class, meter size, and related equipment. For both residential and commercial permanent meters, the fee is $400 for a 5/8-inch meter and $600 for a 1-inch meter. The commercial 1.5-inch meter fee is $900, and the irrigation meter fee is $250. For commercial 2-inch, 3-inch, 4-inch, 6-inch, and 8-inch meters, the fee is the cost of the meter plus $150 per Equivalent Residential Connection ("ERC"). The District also charges a separate $150 Encoder Receiver Transmitter ("ERT") endpoint fee for all residential and commercial meter sizes. Refundable meter deposits are separate from these fees and are shown in Appendix D. Table 6.6 summarizes the District's current permanent meter fees.

Table 6.5 — Current Water and Wastewater Connection Charges

Customer Classification	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

Note: The table summarizes the principal current connection charges and does not replace the complete rate and fee schedule adopted by the Board.

Source: North Springs Improvement District Schedule "A," Water and Sewer Rates and Charges, as amended by applicable Board resolutions.

Table 6.6 — Current Permanent Meter Fees

Meter Size or Equipment	Fee	Fee Authority
5/8-inch meter - residential or commercial	$400.00	Resolution 2014-15
1-inch meter - residential or commercial	$600.00	Resolution 2014-15
1.5-inch commercial meter	$900.00	Resolution 2014-15
Irrigation meter	$250.00	Resolution 2017-06
2-, 3-, 4-, 6-, or 8-inch commercial meter	Cost of meter + $150.00 per ERC	Resolution 2014-15
ERT endpoint — all residential and commercial meter sizes	$150.00	Resolution 2019-05

Note: The amounts shown in Table 6.6 are meter fees only. Refundable meter deposits are separate and are listed in Appendix D. The table summarizes the principal current permanent meter fees and does not replace the complete rate and fee schedule adopted by the Board.

Source: North Springs Improvement District Water and Sewer Service Rate Schedule; Resolutions 2014-15, 2017-06, and 2019-05.

6.3 — Typical Residential User Bills

A typical residential customer using 10,000 gallons of potable water and wastewater service per month currently pays approximately $112.01. This amount includes the residential water and wastewater minimum monthly charges, applicable volumetric usage charges, and the 10% public service tax imposed by the City of Coral Springs on water charges for System customers residing within the City. Table 6.7 presents the calculation of the typical monthly residential bill.

Table 6.7 — Typical Monthly Residential Water and Wastewater Bill

Service Component	Charge Type	Cost	
Water Service	Minimum Monthly Charge	$	24.34
	Usage (10,000 gallons)	$	23.30
	Public Service Tax (10%)	$	4.76
Wastewater Service	Minimum Monthly Charge	$	23.81
	Usage (10,000 gallons)	$	35.80
	Total Monthly Bill	**$**	**112.01**

Assumption: Residential customer residing within the City of Coral Springs and using 10,000 gallons of potable water and wastewater service per month.

Note: The 10% public service tax is applied to the customer's water charges. Amounts may not total precisely due to rounding.

Source: North Springs Improvement District Schedule "A," Water and Sewer Rates and Charges, as amended by applicable Board resolutions.

6.4 — Bill Comparison with Other Communities

District staff periodically compare the District's residential water and wastewater charges with those of selected utility providers. Based on a comparison prepared by District staff using rates in effect as of January 28, 2026, a residential customer using 10,000 gallons of water and wastewater service per month would pay approximately $112.01 for combined District service, including the applicable City of Coral Springs public service tax on water charges.

The District's calculated typical residential bill is lower than the calculated bill for each of the other surveyed providers shown in Table 6.8. The calculated monthly bills for those providers range from approximately $149.91 to $251.39. The comparison reflects the rates, fees, taxes, and billing assumptions used as of the stated date and may change as providers revise their rates or rate structures.

Table 6.8 — Residential Water and Wastewater Bill Comparison

Provider	Monthly Cost	Cost Difference vs. NSID
North Springs Improvement District	**$112.01**	**District Benchmark**
City of Coral Springs	$149.91	$37.90
Coconut Creek	$161.28	$49.27
Pembroke Pines	$179.50	$67.49
Parkland Utilities	$186.40	$74.39
City of Ft. Lauderdale	$249.05	$137.04
City of Oakland Park	$251.39	$139.38

Assumption: Residential customer using 10,000 gallons of potable water and wastewater service per month.

Note: The comparison reflects the rates, fees, taxes, and billing assumptions used by District staff as of January 28, 2026 and may not reflect subsequent changes by the surveyed providers.

Source: North Springs Improvement District staff rate comparison analysis dated January 28, 2026.

6.5 — Largest Users / Customer Concentration

The District's customer base is predominantly residential. As discussed in Chapter 3, the Service Area is substantially built out, with future customer growth expected to occur primarily through the completion and occupancy of residential developments currently planned or under construction, including Parkland Royale II. As of June 30, 2026, the District provided potable water service to 15,651 total accounts, consisting of 15,360 residential accounts and 291 commercial accounts. Residential accounts represented approximately 98.14% of total accounts, while commercial accounts represented approximately 1.86%.

The System is not materially dependent upon any single customer for rate revenues. Table 6.9 identifies the District's ten largest water and wastewater customers based on average monthly billings during Fiscal Year 2025. The largest customer accounted for approximately 1.68% of total System rate revenues, while the ten largest customers collectively accounted for approximately 9.82% of total System rate revenues.

Table 6.9 — Ten Largest Water and Wastewater Customers by Average Monthly Billings

Customer	Average Monthly Invoice	Percentage of Total System Rate Revenue
Edgewater Condo Association	$29,692.04	1.68%
Wyndham Lakes XIV, LLC	$24,572.25	1.39%
Aston Gardens	$23,363.15	1.33%
Citation Way Condominium	$23,066.84	1.31%
Hamptons on Heron Bay	$21,141.49	1.20%
Grand Oasis Condo	$16,732.55	0.95%
Studio 6 Extended Stay	$11,643.83	0.66%
Sunset Trails	$10,690.06	0.61%
Coral Springs Marriott	$6,880.83	0.39%
Costco Wholesale Corp.	$5,294.82	0.30%
Total	**$173,077.86**	**9.82%**

Note: Average monthly billings and percentages are based on District billing records for Fiscal Year 2025. Rankings and percentages may change over time based on customer usage and billing activity.

Source: North Springs Improvement District billing records for Fiscal Year 2025.

CHAPTER 7 — HISTORICAL PERIOD SELECTED FINANCIAL RESULTS

7.1 — Overview

The District is responsible for operating and maintaining the System and for establishing rates, fees, and charges sufficient to pay the Cost of Operation and Maintenance, Principal and Interest Requirements, required fund and account deposits, and other obligations of the System.

The historical financial information presented in this Chapter is derived from the District's audited financial statements and related District financial records for FY 2021 through FY 2025. The financial information was prepared by the District and its independent auditors and has been reviewed by District staff in connection with the preparation of this Report.

For purposes of the historical Rate Covenant calculations, Cost of Operation and Maintenance excludes depreciation, interest expense, and other fiscal charges. Losses on disposal of capital assets are also excluded in accordance with the definition of Cost of Operation and Maintenance in the Bond Resolution. This treatment is based on the nature of the losses and is not intended to imply that all noncash items are excluded. The District did not use amounts from the Rate Stabilization Fund to pay Cost of Operation and Maintenance during FY 2021 through FY 2025, and no such amounts are included in the historical calculations. Table 7.1 presents depreciation as part of the District's audited operating expenses and then removes it to reconcile those expenses to Cost of Operation and Maintenance as defined under the Bond Resolution.

7.2 — Rate Covenant

Section 5.03 of the Bond Resolution requires the District to establish and maintain rates, fees, and charges for the System so that Gross Revenues in each Fiscal Year, together with other moneys permitted to be taken into account under the Bond Resolution, will be sufficient to pay the Cost of Operation and Maintenance for the applicable Fiscal Year, 110% of the Principal and Interest Requirements for that Fiscal Year, and the deposits and other requirements established by the Bond Resolution and any applicable Series Resolution ("Rate Covenant").

The Bond Resolution also limits the District's ability to reduce System rates, fees, and charges unless the applicable Reserve Account requirements have been satisfied and Gross Revenues for the preceding Fiscal Year were sufficient to meet the Rate Covenant requirements specified in the Bond Resolution.

As shown in Table 7.1, the District satisfied the 110% minimum debt-service coverage requirement from FY 2021 through FY 2025.

7.3 — Historical Rate Covenant Results

Table 7.1 summarizes the System's historical Gross Revenues, Cost of Operation and Maintenance, Net Revenues, Principal and Interest Requirements, and debt-service coverage for FY 2021 through FY 2025. The calculated annual debt service coverage results are shown in Table 7.1 and are based on the treatments described in the accompanying notes.

The FY 2021 through FY 2024 Principal and Interest Requirements include amounts due on the District's Water and Sewer Revenue and Refunding Revenue Bonds, Series 2011. FY 2022 also includes $1,108,686.50 of Principal and Interest Requirements for the Series 2021 Water and Sewer Revenue Bond, and FY 2023 includes the $9,133,039.12 early-redemption payoff of that Bond from land sale proceeds that were credited to the Operation and Maintenance Fund. The Series 2021 Bond amounts were allocated using the same annual amortization-schedule convention used for the Series 2011 Bonds and Series 2024 Bond debt service. The Series 2011 Bonds were refunded on September 27, 2024, in FY 2024, by the Series 2024 Bond. The FY 2025 Principal and Interest Requirements reflect debt service on the Series 2024 Bond.

For purposes of Table 7.1, the restated FY 2023 gain of $17,191,506 from the sale of land held for resale is included in Gross Revenues. Note 2 to Table 7.1 separately discloses transfers to the General Fund of $4,234,340 in FY 2023, $2,152,437 in FY 2024, and $2,712,162 in FY 2025 and excludes those interfund transfers from Cost of Operation and Maintenance. Table 7.1 also includes as Reserve Requirements the required Renewal and Replacement Fund deposits of $100,000 in each of FY 2021, FY 2022, and FY 2023 and $91,667 in FY 2024. No deposit was made in FY 2025, and no amounts in the Renewal and Replacement Fund were withdrawn or used during the historical period.

Table 7.1 — Historical Period Rate Covenant Operating Results and Debt Service Coverage

Description		FY 2021	FY 2022	FY 2023 – Restated	FY 2024	FY 2025
Revenues						
Operating Revenues						
	Water	$ 9,897,934	$ 9,885,030	$ 9,902,056	$ 9,960,027	$ 10,117,983
	Sewer	8,503,605	9,110,528	9,626,697	9,770,378	10,185,688
	Other Utility Fees	981,290	953,962	748,011	601,047	606,557
	Total Operating Revenues	$ 19,382,829	19,949,520	$ 20,276,764	$ 20,331,452	$ 20,910,228
Non-Operating Revenues						
	100% Capital Contributions/Connection Fees[1]	$ 135,341	$ 2,460,336	$ 102,351	$ 85,197	$ 1,658,694
	Investment earnings	3,944	24,730	722,712	1,616,539	1,352,086
	Gain on sale of land held for resale[2]	-	-	17,191,506	-	-
	Other Revenues	84,631	57,515	28,037	32,457	199,943
	Total Non-Operating Revenues	$223,916	$2,542,581	$18,044,606	$1,734,193	$3,210,723
	Gross Revenues	**$ 19,606,745**	**$ 22,492,101**	**$ 38,321,370**	**$ 22,065,645**	**$ 24,120,951**
Expenses						
Operating Expenses:						
	Personnel services	$ 4,677,086	$ 5,556,731	$ 7,155,166	$ 6,687,218	$ 7,201,630
	Materials, supplies and services	6,325,131	7,299,363	8,229,806	7,638,763	7,320,506
	Provision for Depreciation[3]	4,256,680	4,410,496	4,648,189	4,992,223	5,317,904
	Total Operating Expenses	$ 15,258,897	$ 17,266,590	$ 20,033,161	$ 19,318,204	$ 19,840,040
	Less, depreciation[3]	(4,256,680)	(4,410,496)	(4,648,189)	(4,992,223)	(5,317,904)
	Total Operating Expenses Less Depreciation	$ 11,002,217	$ 12,856,094	$ 15,384,972	$ 14,325,981	$ 14,522,136
	Cost of Operation and Maintenance[8]	**$ 11,002,217**	**$ 12,856,094**	**$ 15,384,972**	**$ 14,325,981**	**$ 14,522,136**
Non-Operating Revenues (Expenses) Excluded in Calculation						
	Interest expense and other fiscal charges	$(1,416,012)	$(1,231,109)	$(996,789)	$(1,119,986)	$(1,000,269)
	Loss on Disposal of Capital Assets[7]	$(3,321,164)	$(5,126)	$(9,819)	$(178,594)	$(3,461)
	Renewal and Replacement Fund Transfers In (Out)[5]	-	-	-	-	-
	Rate Stabilization Fund Transfers In (Out)[6]	-	-	-	-	-
	Total Non-Operating Revenues (Expenses) Excluded	$ (4,737,176)	$ (1,236,235)	$ (1,006,608)	$ (1,298,580)	$ (1,003,730)
Net Revenues		**$ 8,604,528**	**$ 9,636,007**	**$ 22,936,398**	**$ 7,739,664**	**$ 9,598,815**
Principal and Interest Requirements by Series						
	Series 2011 Bond*	$3,675,751	$3,653,364	$3,648,750	$3,648,568	
	Series 2021 Bond[4]	-	$1,108,687	$9,133,039	-	-
	Series 2024 Bond	-	-	-	-	$3,114,733
Principal and Interest Requirements		$ 3,675,751	$ 4,762,051	$ 12,781,789	$ 3,648,568	$ 3,114,733
Coverage of Debt Service		234%	202%	179%	212%	308%
Minimum Coverage Requirement		110%	110%	110%	110%	110%
Funds Remaining After Debt Service Payment		$ 4,928,777	$ 4,873,956	$ 10,154,609	$ 4,091,096	$ 6,484,082
Required Deposits:						
	Renewal & Replacement Fund[5]	$100,000	$100,000	$100,000	$91,667	-
	Rate Stabilization Fund[6]	-	-	-	-	-
Funds Remaining After Required Deposits		$ 4,828,777	$ 4,773,956	$ 10,054,609	$ 3,999,429	$ 6,484,082
Summary Rate Covenant						
Gross Revenues		$ 19,606,745	$ 22,492,101	$ 38,321,370	$ 22,065,645	$ 24,120,951
Cost of Operation and Maintenance		$(11,002,217)	$(12,856,094)	$(15,384,972)	$(14,325,981)	$(14,522,136)
Net Revenues		**$ 8,604,528**	**$ 9,636,007**	**$ 22,936,398**	**$ 7,739,664**	**$ 9,598,815**
Principal and Interest Requirements		$ 3,675,751	$ 4,762,051	$ 12,781,789	$ 3,648,568	$ 3,114,733
110% of Principal and Interest Requirements		$ 4,043,326	$ 5,238,256	$ 14,059,968	$ 4,013,425	$ 3,426,206
Reserve Requirements[5]		100,000	100,000	100,000	91,667	-
Annual Debt Service Coverage		234%	202%	179%	212%	308%
*Refunded with Series 2024 Bond						

Notes:

1. For the purpose of historical debt service coverage, 100% of connection fees are included in the operating revenue calculation.

2. During FY 2023, the District completed the sale of land initially acquired with amounts credited to the Operation and Maintenance Fund and held for resale. The resulting gain was originally reported as $16,671,009 in the FY 2023 audited financial statements and was subsequently restated to $17,191,506 in the FY 2024 audited financial statements, in each case as gain to the Water and Sewer System Enterprise Fund. Accordingly, the restated gain of $17,191,506 is presented in this table and included in Gross Revenues for purposes of the Rate Covenant calculation. Portions of the land-sale cash proceeds were transferred to the General Fund to pay or reimburse project costs. Actual General Fund transfers were $0 in FY 2021 and FY 2022, $4,234,340 in FY 2023, $2,152,437 in FY 2024, and $2,712,162 in FY 2025. These interfund transfers are disclosed separately and excluded from Cost of Operation and Maintenance.

3. For the purpose of historical debt service coverage, depreciation is excluded from the Cost of Operation and Maintenance calculation. Payments due under the Large User Agreement in each FY shown in the table are accounted for as Operating Expenses in the line item for "Materials, supplies, and services."

4. A portion of the cash proceeds from the FY 2023 land sale was used to redeem the Series 2021 Water and Sewer Revenue Bond before its scheduled maturity. The Series 2021 Bond was allocated using the same annual amortization-schedule convention as the Series 2011 Bond and Series 2024 Bond: FY 2022 includes $1,108,686.50, and FY 2023 includes the $9,133,039.12 early payoff.

5. Required deposits to the Renewal and Replacement Fund were $100,000 in each of FY 2021, FY 2022, and FY 2023 and $91,667 in FY 2024. No deposit was made in FY 2025. The last required deposit was made in August 2024. No amounts in the Renewal and Replacement Fund were withdrawn or used during FY 2021 through FY 2025. These deposits are included as Reserve Requirements in the Summary Rate Covenant and in the calculation of Funds Remaining After Required Deposits.

6. There were no deposits into or withdrawals from the Rate Stabilization Fund during FY 2021 through FY 2025. That fund was last funded in September 2015.

7. Losses on disposal of capital assets are excluded from Cost of Operation and Maintenance in accordance with the Bond Resolution because they are accounting write-offs and do not represent reasonable and necessary expenses of administering, maintaining, repairing, or operating the System or amounts required to be paid. This treatment is based on the nature of the losses and is not intended to imply that all noncash items are excluded.

Notes (Continued):

8. The historical Cost of Operation and Maintenance amounts presented in this table retain the noncash other post-employment benefits ('OPEB') expense reflected in the underlying financial statements. These amounts are de minimis in relation to the coverage calculations and have been retained to facilitate reconciliation to the District's audited financial statements. Their inclusion does not establish that noncash OPEB expense must be included for purposes of the Rate Covenant. See Note 8 to Table 8.1 for the treatment of the additional FY 2026 OPEB expense.

Source: North Springs Improvement District audited financial statements and District financial records for FY 2021 through FY 2025.

CHAPTER 8 — FORECAST PERIOD SELECTED FINANCIAL RESULTS AND ASSUMPTIONS

8.1 — Overview

The District's estimated and projected financial results for the System described in this Chapter 8 are based on estimated FY 2026 results consisting of actual activity through June 30, 2026 and projected activity for July through September 30, 2026; FY 2027 reflects the proposed FY 2027 Annual Budget; and FY 2028 through FY 2030 are forecasts based on current customer-account information; historical operating results; anticipated customer demand; current contractual and operating obligations, projected operating expenses, including anticipated inflationary and other cost increases; existing Series 2024 Bond Principal and Interest Requirements; and the preliminary financing structure for the Series 2026 Bonds provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period. The Forecast Period consists of FY 2026 through FY 2030.

The projections assume that the Service Area remains substantially built out; customer growth is limited; water and wastewater usage remains generally consistent with current account levels and historical patterns; and no Additional Bonds other than the Series 2026 Bonds are issued during the Forecast Period. Projected rate revenues reflect the current customer base, anticipated customer growth, historical collections, and assumed future rate adjustments.

The projections assume no increases in water or irrigation rates during the Forecast Period. The proposed FY 2027 Annual Budget includes a $0.20 increase in the wastewater volumetric rate, from $3.58 to $3.78 per 1,000 gallons, representing a 5.6% rate increase. Total FY 2027 sewer revenue is projected to increase approximately 3.4% over the FY 2026 adopted budget. For FY 2028 through FY 2030, total sewer revenue is projected to increase approximately 6% annually based on the additional revenue from sewer volumetric rate increases estimated to offset anticipated increases in wastewater treatment and other operating costs. Based on average monthly billed consumption of approximately 124.2 million gallons, those projections correspond to assumed wastewater volumetric rates of approximately $4.20, $4.65, and $5.13 per 1,000 gallons, respectively, representing approximate year-over-year rate increases of 11.2%, 10.7%, and 10.3%. Future rate adjustments are planning assumptions that will be evaluated annually and remain subject to the applicable public-hearing and Board-approval process, consistent with the Rate Covenant in the Bond Resolution.

Projected operating revenues include water, wastewater, irrigation, and other recurring utility-service revenues. Projected non-operating revenues include investment earnings, connection fees, the FY 2026 gain recognized on the disposal of a Water and Sewer System vehicle (for FY 2026), and miscellaneous revenues. The financial projections distinguish between recurring System revenues and other available resources, including carried-forward fund balances or amounts available from District funds. Accordingly, total projected resources should not be interpreted as consisting entirely of recurring System revenues. Projected connection fees are shown separately in Table 8.1 and are included at 100% in Gross Revenues for purposes of the projected Rate Covenant calculations.

Projected Cost of Operation and Maintenance includes personnel, utilities, chemicals, County wastewater transmission, treatment, and disposal charges, repairs and maintenance, insurance, professional services, and other costs associated with operating and maintaining the System.

As shown in Chapter 7, historical Cost of Operation and Maintenance has varied from year to year. Projected Cost of Operation and Maintenance for FY 2027 is $18,787,960, approximately 5.8% above the FY 2026 estimated amount of $17,759,417. For FY 2028 through FY 2030, the projections assume annual increases of 3.5% in personnel services and materials, supplies, and services, based in part on fluctuations in the Cost of Operation and Maintenance during the Historical Period.

The FY 2026 Annual Budget includes approximately $28.39 million of total revenues and other available resources and approximately $24.96 million of operating expenses and other uses before debt service, including approximately $6.0 million of carried-forward fund balance and other nonrecurring amounts. Table 8.1 presents estimated recurring System revenues, investment earnings, connection fees, the gain recognized on the disposal of a Water and Sewer System vehicle (in FY 2026), miscellaneous revenues, Cost of Operation and Maintenance, and Principal and Interest Requirements used for the projected Rate Covenant analysis. The approximately $1.413 million difference between FY 2026 Total Operating Revenues of $20.890 million and Gross Revenues of $22.303 million consists of approximately $1.347 million of investment earnings, $18,165 of connection fees, the $14,267.32 vehicle-disposal gain, and approximately $34,187 of other revenues.

As of the date of this Report, the Series 2024 Bond had an outstanding principal balance of $23,285,000 and is scheduled to mature on October 1, 2034. The preliminary financing structure for the Series 2026 Bonds provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period. Current-pay debt service on the Series 2026 Bonds is expected to commence in FY 2035, after the Series 2024 Bond has matured. Accordingly, no current debt-service payments on the Series 2026 Bonds are included during the Forecast Period.

Based on information currently available, the District did not use amounts from the Rate Stabilization Fund to pay Cost of Operation and Maintenance during FY 2021 through FY 2025. Table 8.1 includes $0 for Renewal and Replacement Fund Transfers In (Out) and $0 for Rate Stabilization Fund Transfers In (Out) in the Rate Covenant calculation for each year from FY 2026 through FY 2030. The proposed FY 2027 Annual Budget authorizes a contingent contribution of up to $100,000 to the Renewal and Replacement Fund if its balance falls below the District Engineer's recommended minimum of $1,806,413.63 and a contingent contribution of up to $50,000 to the Rate Stabilization Fund, but no such contributions are assumed in Table 8.1.

Projected financial results described in this Chapter 8 remain subject to changes in rates, customer usage, operating costs, capital requirements, investment earnings, final financing terms, and other economic and operational conditions. Although considered reasonable by the District, forward-looking statements in this Chapter 8 are inherently uncertain and subject to significant uncertainties and contingencies, all of which are difficult to predict and many of which are beyond the control of the District. As a result, there can be no assurance that projected future results will occur or be realized.

Table 8.1 — Forecast Period Rate Covenant Operating Results and Debt Service Coverage

Description		FY 2026 – Actual through June 30, 2026 and projected for July through September 2026	FY 2027 – Proposed Annual Budget	FY 2028 – Forecast	FY 2029 – Forecast	FY 2030 - Forecast
Revenues						
Operating Revenues:						
	Water	$ 9,346,832	$ 9,400,000	$ 9,400,000	$ 9,400,000	$ 9,400,000
	Sewer[6]	10,281,290	10,550,000	11,183,000	11,853,980	12,565,219
	Other Utility Fees	1,261,990	1,126,000	1,126,000	1,126,000	1,126,000
	Total Operating Revenues	$ 20,890,112	$ 21,076,000	$ 21,709,000	$ 22,379,980	$ 23,091,219
Non-Operating Revenues						
	100% Capital Contributions/Connection Fees[1]	$ 18,165	$ 650,000	-	-	-
	Investment earnings	1,346,718	1,200,000	1,200,000	1,200,000	1,200,000
	Gain on disposal of capital assets[7]	14,267	-	-	-	-
	Other Revenues	34,187	1,000	1,000	1,000	1,000
	Total Non-Operating Revenues	$ 1,413,338	$ 1,851,000	$ 1,201,000	$ 1,201,000	$ 1,201,000
	Gross Revenues	**$ 22,303,450**	**$ 22,927,000**	**$ 22,910,000**	**$ 23,580,980**	**$ 24,292,219**
Expenses						
Operating Expenses:						
	Personnel services	$ 8,177,289	$ 9,017,260	$ 9,332,864	$ 9,659,514	$ 9,997,597
	Materials, supplies and services	9,582,128	9,770,700	10,112,675	10,466,618	10,832,950
	Provision for Depreciation[2]	-	-	-	-	-
	Total Operating Expenses	$ 17,759,417	$ 18,787,960	$ 19,445,539	$ 20,126,132	$ 20,830,547
	Less, depreciation[2]	-	-	-	-	-
	Total Operating Expenses Less Depreciation	$ 17,759,417	$ 18,787,960	$ 19,445,539	$ 20,126,132	$ 20,830,547
	Cost of Operation and Maintenance[8]	**$ 17,759,417**	**$ 18,787,960**	**$ 19,445,539**	**$ 20,126,132**	**$ 20,830,547**
Non-Operating Revenues (Expenses) Excluded in Calculation:						
	Interest expense and other fiscal charges	$(901,841)	$(816,247)	$(729,158)	$(634,794)	$(538,742)
	Renewal and Replacement Fund Transfers in (Out)[3]	-	-	-	-	-
	Rate Stabilization Fund Transfers In (Out)[4]	-	-	-	-	-
	Total Non-Operating Revenues (Expenses) Excluded	$ (901,841)	$ (816,247)	$ (729,158)	$ (634,794)	$ (538,742)
Net Revenues		**$ 4,544,033**	**$ 4,139,040**	**$ 3,464,461**	**$ 3,454,848**	**$ 3,461,672**
Principal and Interest Requirements by Series						
	Series 2024 Bond	$3,111,841	$3,116,246	$3,114,158	$3,114,794	$3,113,742
	Series 2026 Bonds[5]	-	-	-	-	-
Principal and Interest Requirements		$ 3,111,841	$ 3,116,246	$ 3,114,158	$ 3,114,794	$ 3,113,742
Projected Annual Debt Service Coverage		146%	133%	111%	111%	111%
Minimum Coverage Requirement		110%	110%	110%	110%	110%
Funds Remaining After Debt Service Payment		$ 1,432,192	$ 1,022,794	$ 350,303	$ 340,054	$ 347,930
Required Deposits:						
	Renewal & Replacement Fund[3]	-	-	-	-	-
	Rate Stabilization Fund[4]	-	-	-	-	-
Funds Remaining After Required Deposits		$ 1,432,192	$ 1,022,794	$ 350,303	$ 340,054	$ 347,930
Summary Forecast and Debt Service Coverage						
Gross Revenues		$ 22,303,450	$ 22,927,000	$ 22,910,000	$ 23,580,980	$ 24,292,219
Cost of Operation and Maintenance		$(17,759,417)	$(18,787,960)	$(19,445,539)	$(20,126,132)	$(20,830,547)
Net Revenues		$ 4,544,033	$ 4,139,040	$ 3,464,461	$ 3,454,848	$ 3,461,672
Principal and Interest Requirements		$ 3,111,841	$ 3,116,246	$ 3,114,158	$ 3,114,794	$ 3,113,742
110% of Principal and Interest Requirements		$ 3,423,025	$ 3,427,871	$ 3,425,574	$ 3,426,273	$ 3,425,116
Reserve Requirements		-	-	-	-	-
Projected Annual Debt Service Coverage		146%	133%	111%	111%	111%

Notes:

1. For the purpose of forecast debt service coverage, 100% of connection fees are included in the operating revenue calculation.

2. For the purpose of forecast debt service coverage, depreciation is excluded from the Cost of Operation and Maintenance calculation. Payments projected to be due under the Large User Agreement in each FY shown in the table are accounted for as Operating Expenses in the line item for "Materials, supplies, and services," are estimates only and subject to change.

3. The Renewal and Replacement Fund is maintained at the District Engineer's recommended minimum balance of $1,806,413.63.

4. The projections assume no deposits into or withdrawals from the Rate Stabilization Fund during FY 2026 through FY 2030.

5. Principal and Interest Requirements for the Series 2026 Bonds are expected to begin in FY 2035.

6. Projected water revenues assume no water-rate increases during the Forecast Period. For FY 2027, total sewer revenue is projected to increase approximately 3.4% over the FY 2026 adopted budget. The proposed FY 2027 budget assumes a $0.20 increase in the sewer volumetric rate, from $3.58 to $3.78 per 1,000 gallons, representing a 5.6% rate increase. For FY 2028 through FY 2030, total sewer revenue is projected to increase approximately 6% annually based on the additional revenue estimated to offset anticipated increases in wastewater treatment and other operating costs. Based on average monthly billed consumption of approximately 124.2 million gallons, the projections correspond to assumed sewer volumetric rates of approximately $4.20, $4.65, and $5.13 per 1,000 gallons for FY 2028, FY 2029, and FY 2030, respectively. These amounts represent approximate year-over-year rate increases of 11.2%, 10.7%, and 10.3%, respectively. Future rate adjustments are planning assumptions. They will be evaluated annually based on actual billed consumption, operating costs, and financial results, and remain subject to Board approval.

7. During FY 2026, the District recognized a gain of $14,267.32 upon trading a Water and Sewer System vehicle toward the purchase of a replacement vehicle. The trade-in allowance exceeded the vehicle's net carrying amount. The gain is included in Gross Revenues in FY 2026 as other income arising from ownership of a System asset and is not investment income or an unrealized valuation adjustment.

Notes (Continued):

8. The coverage calculations retain the de minimis OPEB amounts already incorporated in the underlying projections to maintain consistency with the District's financial records and projection methodology. For FY 2026, these amounts include $110,000 provided in the adopted Water and Sewer budget. The revised actuarial report dated September 2, 2026 reflects a December 2023 change in benefit eligibility and identifies District-wide OPEB expense of $3,688,580 for the September 30, 2026 financial-reporting date. Using a preliminary 89% allocation to the System, estimated FY 2026 System OPEB expense is $3,282,836. The additional noncash expense of approximately $3,172,836 above the $110,000 already included is excluded from Cost of Operation and Maintenance for purposes of the coverage calculations. This allocation remains subject to adjustment during the FY 2026 audit. The exclusion does not alter recognition in the District's financial statements. The component arising from recognition of the benefit-policy amendment is not expected to recur annually; future OPEB expense will be determined through subsequent actuarial valuations and may vary.

Source: District financial projections; District financial and accounting records; and preliminary Series 2026 Bonds financing structure which provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period.

Rate Covenant: The Rate Covenant established by the Bond Resolution is described in Section 7.2. The District is currently required to comply with the Rate Covenant while any Bonds are outstanding under the Bond Resolution.
During the Forecast Period, annual Principal and Interest Requirements on the Series 2024 Bond are approximately $3.11 million per year. As described above, the preliminary Series 2026 Bonds financing structure provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period. Accordingly, the projected Rate Covenant calculations for FY 2026 through FY 2030 include Principal and Interest Requirements on the Series 2024 Bond but no current debt service on the Series 2026 Bonds.

As shown in Table 8.1, projected Rate Covenant results are expected to remain above the minimum 110% coverage requirement throughout the Forecast Period, based on the assumptions described in this Chapter, including with respect to future action that would have to be taken by the Board with respect to assumed rate increases. The District will be required to adjust rates, fees, and charges or take other actions pursuant to the Bond Resolution as necessary to satisfy the Rate Covenant.

CHAPTER 9 — ADDITIONAL BONDS TEST

9.1 — Additional Bonds Test

Prior to the issuance of Additional Bonds on parity with the Series 2024 Bond, Section 2.08 of the Bond Resolution requires the District to provide the Trustee with a certificate, certified by the Secretary, of an Authorized Officer or Qualified Independent Consultant stating that Gross Revenues generated by the System, based on the rates, fees and other charges imposed on users of the System in effect at the time the calculation is made, less any amounts needed to pay the Cost of Operation and Maintenance, in any 12 of the last 18 months immediately preceding the issuance of such Additional Bonds (the "Measurement Period") are at least equal to 110% of the maximum Principal and Interest Requirements becoming due in any Bond Year (as defined in the Bond Resolution) thereafter on (A) all Bonds Outstanding (which consist of the Outstanding Series 2024 Bond) and (B) the Additional Bonds with respect to which the certificate is made (which are the Series 2026 Bonds). For this calculation, only 50% of Connection Charges actually collected during the Measurement Period may be included. Gross Revenues deposited into the Rate Stabilization Fund and later transferred to the Operation and Maintenance Fund and used to pay the Cost of Operation and Maintenance are treated as Gross Revenues when so used. No amounts were transferred from the Rate Stabilization Fund to the Operation and Maintenance Fund during the applicable Measurement Period and, accordingly, no such amounts are included in the Additional Bonds Test calculation.

Table 9.1 presents the Additional Bonds Test calculation using the twelve-month Measurement Period from July 1, 2025 through June 30, 2026, assuming the Series 2026 Bonds are issued on or about October 7, 2026. Based on the preliminary combined debt-service schedule for the outstanding Series 2024 Bond and proposed Series 2026 Bonds through final maturity, the maximum annual Principal and Interest Requirements are $3,116,246.46 with respect to the payments coming due on April 1, 2027 and October 1, 2027, respectively. As shown in Table 9.1, Net Revenues of $7,388,369.50 equal 237.09% of the maximum Principal and Interest Requirements, exceeding the 110% requirement. The maximum Principal and Interest Requirements are based on preliminary Series 2026 Bonds financing structure which provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period and remains subject to confirmation in the final Additional Bonds Test certificate.

Table 9.1 — Additional Bonds Test — Twelve-Month Measurement Period ended June 30, 2026
Actual Results: Audited July 1–September 30, 2025; Unaudited October 1, 2025–June 30, 2026

Description	Amount
Gross Revenues[1]	$ 22,736,629
Connection Charges Actually Collected	$ 30,680
Less: 50% of Connection Charges actually collected[2]	$ (15,340)
Adjusted Gross Revenues	$ 22,721,289
Less: Cost of Operation and Maintenance[3,5]	$ (15,332,919)
Net Revenues	**$ 7,388,370**
Maximum Principal and Interest Requirements—Series 2024 Bond and Proposed Series 2026 Bonds[4]	$ 3,116,246
Calculated Debt Service Coverage	237%
Debt Service Coverage Requirement	110%

Notes:

1. Information was provided by District staff and represents actual financial results for the twelve-month period from July 1, 2025 through June 30, 2026, using audited results from July 1, 2025 through September 30, 2025 and unaudited results for the balance of the Measurement Period calculated using the same method of accounting used in the District's audited financial statements.

2. Gross Revenues are calculated in accordance with the Bond Resolution. Only 50% of Connection Charges actually collected during the Measurement Period are included for purposes of the Additional Bonds Test. Gross Revenues exclude ad valorem and other tax revenues and investment earnings on amounts held in the Rebate Fund. Connection Charges actually collected during the Measurement Period totaled $30,680. In accordance with Section 2.08 of the Bond Resolution, 50%, or $15,340, is included in Gross Revenues for the Additional Bonds Test.

3. Cost of Operation and Maintenance is calculated in accordance with the Bond Resolution and excludes depreciation and amortization, reserves for extraordinary maintenance or repairs, payments or receipts relating to interest-rate swaps, and deposits or transfers to the funds and accounts excluded by the Bond Resolution.

Notes (Continued):

4. Maximum Principal and Interest Requirements represent the maximum combined annual Principal and Interest Requirements for the outstanding Series 2024 Bond and proposed Series 2026 Bonds through final maturity. Based on the preliminary debt-service schedule for the Series 2024 Bond and the Series 2026 Bonds, the maximum annual Principal and Interest Requirements are $3,116,246.46 with respect to the payments coming due on April 1, 2027 and October 1, 2027, respectively. The amount is based on preliminary Series 2026 Bonds financing structure which provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period and remains subject to confirmation in the final Additional Bonds Test certificate.

5. The Cost of Operation and Maintenance amount presented in this table retains the de minimis noncash OPEB expense included in the underlying financial records for the Measurement Period to facilitate reconciliation to those records. Its inclusion does not establish that noncash OPEB expense must be included for purposes of the Additional Bonds Test. The additional FY 2026 noncash expense arising from the revised actuarial report dated September 2, 2026 is not included in this calculation. The Measurement Period ends June 30, 2026 and differs from the full FY 2026 reporting period. See Note 8 to Table 8.1 for additional information.

Source: The District's audited financial statements and financial records for July 1, 2025 through September 30, 2025; unaudited financial results for October 1, 2025 through June 30, 2026; and the preliminary combined debt-service schedule for the Series 2024 Bond and proposed Series 2026 Bonds.

APPENDIX A
LIFT STATION INVENTORY

LIFT STATION ADDRESS LIST					
Lift Station ID	**Lift Station Address**		**Lift Station ID**	**Lift Station Address**	
1	8500	Westview	41	7510	NW 113 Avenue
2	8404	Pine Ridge Dr.	TPC	11500	Trails End
3	4751	University Dr.	H.B. 1	11825	H.B. Blvd.
4	5451	University Dr.	H.B. 2	12300	N.W. 61 Dr.
5	5801	Riverside Dr.	H.B. 4	6501	H.B. Blvd.
6	5088	N.W. 98 Ln.	H.B. 5	7071	H.B. Blvd.
7	10200	Westview Dr.	H.B. 6	7555	H.B. Blvd.
8	4951	Remsberg Dr.	H.B. 9	12699	NW 81Manor
9	5901	Pine Island Rd.	H.B.10	12247	H.B. Blvd.
10	10600	Westview Dr.	H.B. 11	11561	H.B. Blvd.
11	4651	Coral Ridge Dr.	H.B. 12	11895	Heron Run Drive
12	9851	N.W. 60 Pl.	H.B. 13	12133	Heron Run Dr.
13	10700	Remsberg Dr.	H.B. 14	8241	NW 122 Avenue
14	5570	N.W. 98 Ln.	H.B. 15	11425	Osprey Trail
15	6200	N.W. 87 Ave.	H.B. 16	10918	Osprey Trail
16	8922	N.W. 58 Ct.	H.B. 17	11222	Osprey Trail
18	11705	Westview Dr.	ML 1	10334	Miralago Way
20	12000	Wyn. Lks. Blvd.	ML 2	8521	Miralago Way
21	5502	Wyn. Lks. Blvd.	ML3	10150	S. Miralago Way
22	4901	Wyn. Lks. Blvd.	ML4	8415	Lake Majesty Lane
23	6000	N. University Drive	CAS	8912	Lago Way
24	9761	N.W. 66 Pl.	WC 1	11320	Carrington Lane
25	7123	Lost Garden Terr	WC 2	9120	Carrington Avenue
26	10181	N.W. 63 Dr.	FS 1	11950	Landes Street
27	6660	N.W. 104 Ln.	FS 2	9448	Rosendale Road
28	6705	Pine Island Rd.	PB 1	12180	Lake House Lane
28A	7055	Pine Island Rd.	PB 2	11985	N. Bay Point Circle
29	9705	Old Club Road	PB 3	9210	Parkside Bay Road
30	10628	Trails End	PB 4	8975	W. Parkland Bay Trail
32	10891	Holmberg Rd.	PB 5	8491	W. Parkland Bay Trail
33	11194	Holmberg Rd.	PTP	10559	Trails End
34	8203	Blue Sage Way	PR 1	12410	Eulalia Street
35	9927	Lost Garden Terr	NSID 1	9700	NW 52 Street
36	8045	Canopy Terr	NSID 2	9700	NW 52 Street
37	10201	Majestic Trail	NSID 3	9700	NW 52 Street
38	6850	Nob Hill Rd.	NSID 4	9700	NW 52 Street
39	11505	S. Barnsley Drive	Booster	10980	Hillsboro Boulevard

APPENDIX B
WATER USE PERMIT

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER USE INDIVIDUAL PERMIT

APPLICATION NO: 190412-4 **PERMIT NUMBER:** 06-00274-W
DATE ISSUED: August 21, 2019 **EXPIRATION DATE:** August 21, 2039

PERMITTEE: NORTH SPRINGS IMPROVEMENT DISTRICT
9700 NW 52ND STREET
CORAL SPRINGS, FL 33076

PROJECT NAME: NORTH SPRINGS IMPROVEMENT DISTRICT

PROJECT LOCATION: Broward County S28, 29, 30, 31, 32, 33, 34/T47S/R41E
S10, 17, 3, 4, 5, 6, 7, 8, 9/T48S/R41E
S13,24/T47S/R40E
S19,20,27/T47S/R41E

PROJECT DESCRIPTION/AUTHORIZING:

The use of the Biscayne aquifer and Upper Floridan aquifer for public water supply to meet the demands of the North Springs Improvement District service area serving a population of 44,000 persons in the year 2039 with an annual allocation of 2,103.9 million gallons.

This is to notify you of South Florida Water Management District's (District) agency action concerning Permit Application Number 190412-4, received April 12, 2019. This action is taken pursuant to Chapter 373, Part II, Florida Statutes (F.S.), Rule 40E-1.603 and Chapter 40E-2, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a Water Use Individual Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57, F.S. and Section 120.569, F.S., or a request for a judicial review pursuant to Section 120.68, F.S.
2. The attached 35 permit conditions.
3. The attached 10 exhibits.

By acceptance and utilization of the water authorized under this permit, the Permittee agrees to hold and save the District and its successors harmless from any and all damages, claims or liabilities that may arise by reason of the construction, maintenance or use of activities authorized by this permit. Should you object to the permit, please refer to the attached "Notice of Rights" that addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition or request, please provide written objections, petitions, requests and/or waivers to: Office of the District Clerk, South Florida Water Management District, 3301 Gun Club Road, West Palm Beach, FL 33406, or by email to clerk@sfwmd.gov.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 21st day of August, 2019 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (my.sfwmd.gov/ePermitting).

BY: Juanita B
JUANITA BOZEMAN
DEPUTY CLERK, SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Application Number:190412-4 PAGE 1 OF 8

SPECIAL PERMIT CONDITIONS

1. This permit is issued to:

   NORTH SPRINGS IMPROVEMENT DISTRICT
   9700 NW 52ND STREET
   CORAL SPRINGS, FL 33076

2. This permit shall expire on August 21, 2039.

3. Use classification is:

   Public Water Supply

4. Source classification is:

   Groundwater from:
   Biscayne Aquifer
   Upper Floridan Aquifer

5. Allocation:

   Total annual allocation is 2,103.90 million gallons (MG). (5.76 MGD)

   Total maximum monthly allocation is 191.82 million gallons (MG).

   Allocation from a specific source (aquifer, waterbody, facility, or facility group):

   Maximum annual allocation from Biscayne Aquifer shall not exceed 1,890.00 million gallons (MG). (5.20 MGD).

   Maximum annual allocation from Upper Floridan Aquifer shall not exceed 525.60 million gallons (MG). (1.40 MGD).

   Maximum monthly allocation from Biscayne Aquifer shall not exceed 185.72 million gallons (MG).

   Maximum monthly allocation from Upper Floridan Aquifer shall not exceed 48.00 million gallons (MG).

   These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for informational purposes only.

If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

1. All other conditions of the permit are met; and

2. The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Withdrawal facilities:

   Groundwater - Proposed:

   2 - 16" X 1025' X 1200 GPM Wells Cased To 900 Feet
   3 - 24" X 130' X 500 GPM Wells Cased To 80 Feet

   Groundwater - Existing:

   2 - 24" X 130' X 750 GPM Wells Cased To 80 Feet
   6 - 24" X 130' X 420 GPM Wells Cased To 80 Feet
   1 - 24" X 130' X 950 GPM Well Cased To 80 Feet

7. The Permittee shall submit all data as required by the implementation schedule for each of the permit conditions to: SFWMD at www.sfwmd.gov/ePermitting, or Regulatory Support, 3301 Gun Club Road, West Palm Beach, FL 33406.

8. The Permittee must submit the appropriate application form incorporated by reference in Rule 40E-2.101, F.A.C., to the District prior to the permit expiration date in order to continue the use of water.

9. The Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, F.A.C.

10. Every five years from the date of last calibration, the Permittee shall submit re-calibration data for each withdrawal facility.

11. Prior to any withdrawals at the project, the Permittee shall provide the results of the calibration testing of the identified water accounting method(s) and equip all existing and proposed withdrawal facilities with approved water use accounting method(s) pursuant to Subsection 4.1.1 of the Applicant's Handbook for Water Use Permit Applications within the South Florida Water Management District.

12. Monthly withdrawals for each withdrawal facility shall be reported to the District quarterly. The

water accounting method and means of calibration shall be stated on each report.

13. The Permittee shall notify the District within 30 days of any change in service area boundary that results in a change in demand that affects its permitted allocation. The allocation shall be modified to effectuate such change.

14. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapter 40E-3, F.A.C.

15. The Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.

16. The Standard Water Conservation Plan described in Subsection 2.3.2.F.1.a of the Applicant's Handbook for Water Use Permit Applications within the South Florida Water Management District and the Staff Report, must be implemented in accordance with the approved implementation schedule described in the following exhibit:

    EXHIBIT 8

17. The Permittee shall submit to the District an updated "Summary of Groundwater (Well) Facilities" table ("Section IV - Sources of Water", Water Use Permit Application Form 1379) within 90 days of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.

18. The Permittee shall notify the District within 30 days of entering into an inter-local agreement, contract, or other similar instrument to deliver or receive water outside of its service area or to serve a demand not identified to determine the allocation described in this permit. A copy of such agreement shall be provided to the District. The monthly volume of water delivered and/or received via each inter-local agreement, contract, or other similar instrument shall be submitted to the District at the same reporting frequency as the withdrawals for each withdrawal facility required in this permit.

19. The Permittee shall implement the wellfield operating plan submitted in support of the permit application, as described in the District staff report.

20. The Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Reports shall be submitted to the District on a yearly basis and are due by April 30th of each year.

    If water loss exceeds 10% for any given year, the Permittee shall submit to the District for approval a formal leak detection plan that meets the requirements of Subsection 4.1.2 of the Applicant's Handbook for Water Use Permitting Within the South Florida Water Management District

21. The Permittee shall maintain an accurate flow meter at the point of discharge from the treatment plant for the purpose of measuring the daily flow of water.

22. If a proposed well location is different from a location specified in the application, the Permittee shall submit to the District an evaluation of the impact of pumpage from the proposed well location on adjacent existing legal uses, pollution sources, environmental features, the saline water interface, and water bodies one month prior to all new well construction. The Permittee is advised the proposed well locations and resulting impacts must be in compliance with all permitting criteria and performance standards in effect at that time.

23. The Permittee shall implement the following water quality monitoring program:
The Permittee shall continue to collect monthy water level and chloride monitoring data for production wells 2A, 4, 6, 7 and 9. The data shall be submitted with the quarterly pumpage report.

24. Pursuant to Section 373.236(4), F.S., every ten years from the date of permit issuance, the Permittee shall submit a water use compliance report for review and approval by District Staff to SFWMD at www.sfwmd.gov/ePermitting, or Regulatory Support, 3301 Gun Club Road, West Palm Beach, FL 33406.

STANDARD PERMIT CONDITIONS

1. All water uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance.

   The Permittee shall immediately notify the District in writing of any previously submitted material information that is later discovered to be inaccurate.

2. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.

3. The Permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where Permittee's control of the land subject to the permit was demonstrated through a lease, the Permittee must either submit a new or modified lease showing that it continues to have legal control or documentation showing a transfer in control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40E-1.6107, F.A.C. Alternatively, the Permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.

4. Nothing in this permit should be construed to limit the authority of the District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the Permittee must adhere to the water shortage restrictions, as specified by the District. The Permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order. The Permittee is advised that during a water shortage, pumpage, water levels, and water quality data shall be collected and submitted as required by District orders issued pursuant to Chapter 40E-21, F.A.C.

5. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.

6. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.

7. A. The Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that Section 373.239, F.S., and Rule 40E-2.331, F.A.C., are applicable to permit modifications.

   B. The Permittee shall notify the District in writing 30 days prior to any changes to the project that could potentially alter the reasonable demand reflected in the permitted allocation. Such changes include, but are not limited to, change in irrigated acreage, crop type, irrigation system, large users agreements, or water treatment method. Permittee will be required to apply for a modification of the permit for any changes in permitted allocation.

8. If any condition of the permit is violated, the permit shall be subject to review and modification, enforcement action, or revocation pursuant to Chapter 373, F.S.

9. The Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the Permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

   Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1-in-10 year drought event that results in the:

   A. Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

   B. Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

10. The Permittee shall mitigate harm to the natural resources caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

   A. Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

   B. Reduction in water levels that harm the hydroperiod of wetlands,

   C. Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

   D. Harmful movement of contaminants in violation of state water quality standards, or

   E. Harm to the natural system including damage to habitat for rare or endangered species.

11. The Permittee shall mitigate harm to existing off-site land uses caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

A. Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

B. Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or,

C. Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

APPENDIX C
LARGE USER WASTEWATER AGREEMENT CAPACITY DOCUMENTATION

The following table is excerpted from Broward County Water and Wastewater Services' Schedule of Large User Reserve Capacity and Debt Service Allocation for the year ended September 30, 2025. It summarizes the reserved treatment and transmission capacity for the North Regional Wastewater System. As discussed in Section 3.5 of this Report, the District's reserved treatment and transmission capacity under the Large User Wastewater Agreement is 3.53 MGD.

NORTH REGIONAL TRANSMISSION, TREATMENT AND DISPOSAL SYSTEM
BROWARD COUNTY, FLORIDA

SCHEDULE OF LARGE USER RESERVE CAPACITY AND DEBT SERVICE ALLOCATION

Year Ended September 30, 2025

	Reserve Capacity		
	Million Gallons Per Day	% of Total	Debt Service
Treatment			
Broward County	19.4200	22.2882%	$ 5,681,102
Coconut Creek	6.5400	7.5059%	1,913,203
Coral Springs	9.7900	11.2359%	2,863,954
Deerfield Beach	8.5000	9.7554%	2,486,579
Lauderhill	7.1000	8.1486%	2,077,025
North Lauderdale	4.4000	5.0498%	1,287,170
N.S.I.D.	3.5300	4.0513%	1,032,661
Oakland Park	1.5200	1.7445%	444,659
Parkland Utilities	0.3814	0.4377%	111,574
Pompano Beach	17.0000	19.5108%	4,973,158
Royal Waterworks	0.4500	0.5165%	131,642
Tamarac	8.5000	9.7554%	2,486,579
Yearly Total	87.1314	100.0000%	$ 25,489,306
Transmission			
Broward County	19.4200	28.5582%	$ 1,843,153
Coconut Creek	4.4100	6.4852%	418,553
Coral Springs	9.7900	14.3968%	929,169
Deerfield Beach	8.5000	12.4997%	806,735
Lauderhill	7.1000	10.4410%	673,861
North Lauderdale	4.4000	6.4704%	417,604
N.S.I.D.	3.5300	5.1911%	335,032
Oakland Park	1.5200	2.2352%	144,263
Parkland Utilities	0.3814	0.5609%	36,199
Royal Waterworks	0.4500	0.6618%	42,710
Tamarac	8.5000	12.4997%	806,736
Yearly Total	68.0014	100.0000%	$ 6,454,015

Source: Broward County Water and Wastewater Services, Schedule of Large User Reserve Capacity and Debt Service Allocation for the year ended September 30, 2025.

APPENDIX D
NORTH SPRINGS IMPROVEMENT DISTRICT FY 2026
UTILITY RATE SCHEDULE

NORTH SPRINGS IMPROVEMENT DISTRICT

Water Rate Schedule		
Base Minimum Monthly Charge		
Water Availability Charge	$39.52	Res. 2017-04
Residential/Multi-Family (Ranches)	$24.34	Res. 2017-04
Commercial 1"	$60.84	Res. 2017-04
Commercial 1.5"	$121.68	Res. 2017-04
Commercial 2"	$194.69	Res. 2017-04
Commercial 3"	$365.05	Res. 2017-04
Commercial 4"	$608.41	Res. 2017-04
Commercial 6 & 8"	$1,216.83	Res. 2017-04
Minimum Water 3" Meter	$300.91	Res. 2017-04
Water Volume Charge (Gallons) Residential & Commercial		
Water Residential & Commercial		
0 - 12,600	$2.33	Res. 2024-15
12,601 - 25,200	$4.71	Res. 2017-04
25,201 +	$7.06	Res. 2017-04
Water Med/High Density Consumption		
0 - 7,600	$2.33	Res. 2024-15
7,601 - 15,200	$4.71	Res. 2017-04
15,201 +	$7.06	Res. 2017-04

Sewer Rate Schedule		
Base Minimum Monthly Charge		
Residential Sewer, Multi-family, Ranches/Magic	$23.81	Res. 2021-11
Commercial Sewer 1" minimum	$46.60	Res. 2021-11
Commercial Sewer 1.5" minimum	$84.56	Res. 2021-11
Commercial Sewer 2" minimum	$130.13	Res. 2021-11
Commercial Sewer 3" minimum	$236.45	Res. 2021-11
Commercial Sewer 4" minimum	$388.33	Res. 2021-11
Commercial Sewer 6 & 8" minimum	$768.04	Res. 2021-11
Minimum Sewer 3" Meter	$202.54	Res. 2021-11
Sewer Volume Charge		
All Consumption	$3.58	Res. 2025-06

Customer Service Fees		
Credit/Debit Card Convenience Fee	$3.25	10.01.2025
E-Check Convenience Fee	$1	10.01.2025
Delinquent Fee	$25	Res. 2017-04
Lien Search 4 - 5 Business Days	$50	Res. 2025-07
Expedited Lien Search — 1-2 Business Days	$75	Res. 2025-07
Emergency Reconnection Fee (7:00 p.m.-9:00 p.m.)	$50	Res. 2014-28
New Account Processing Fee	$20	Res. 2004-4
Meter Replacement*	$161.65	
Inspection Fee (2 Hours)*	$25	
Irrigation Meter Removal*	$50	
Turn-Off Fee*	$40	
Meter Box Replacement*	$50	
Meter Lock*	$40	
Meter Obstruction*	$50	
*Longstanding administrative charge.		
Resolution 89-2 provides general operating authority but does not establish the listed fixed amounts.		

NSF Fees		
Returned check: $0-$50	$25	Res. 2004-4
Returned check: $50-$300	$30	Res. 2004-4
Returned check: $300-$500	$40	Res. 2004-4
Returned check: over $500	$50	Res. 2004-4

Irrigation Rate Schedule		
Base Minimum Monthly Charge		
Residential	$24.34	Res. 2017-04
Commercial 1.5"	$121.68	Res. 2017-04
Commercial 2"	$194.69	Res. 2017-04
Irrigation Volume Charge (Gallons) Residential & Commercial 1.5" & 2"		
0 - 12,600	$2.35	Res. 2017-04
12,601 - 25,200	$4.71	Res. 2017-04
25,201 +	$7.06	Res. 2017-04

Temporary Meter Rate Schedule			
	Fee	Deposit	
5/8"	$365	$750	Res. 2017-06
1"	$400	$750	Res. 2017-06
1.5"	$450	$2,500	Res. 2017-06
2"	$525	$2,500	Res. 2017-06

Residential Meter Rate Schedule			
ERT-ENDPOINT	Fee		
All Meter Sizes	$150		Res. 2019-05
	Fee	Deposit	
5/8"	$400	$100	Res. 2014-15 fees & Res. 2004-04 deposit
1"	$600	$100	Res. 2014-15 fees & Res. 2004-04 deposit
Irrigation	$250	$115	Res. 2017-06 fees & Res. 2019-05 deposit

Commercial Meter Rate Schedule			
ERT-ENDPOINT	Fee		
All Meter Sizes	$150		Res. 2019-05
	Fee	Deposit	
5/8"	$400	$120	Res. 2014-15 fees & Res. 2019-05 deposit
1"	$600	$130	Res. 2014-15 fees & Res. 2019-05 deposit
1.5"	$900	$240	Res. 2014-15 fees & Res. 2019-05 deposit
2"	Cost+$150 per ERC	$380	Res. 2014-15 fees & Res. 2019-05 deposit
3"	Cost+$150 per ERC	$720	Res. 2014-15 fees & Res. 2019-05 deposit
4"	Cost+$150 per ERC	$1,200	Res. 2014-15 fees & Res. 2019-05 deposit
6"	Cost+$150 per ERC	$2,400	Res. 2014-15 fees & Res. 2019-05 deposit
8"	Cost+$150 per ERC	$3,840	Res. 2014-15 fees & Res. 2019-05 deposit

Connection Fee			
	Wastewater/Reuse	Water	
Single Family (Per Dwelling Unit)	$11,391	$558	Res. 2020-16
Medium/High Density	$9,113	$446	Res. 2020-16
Commercial (Per ERC*)	$12,872	$631	Res. 2020-16
Irrigation (Per Connection)		$166	Res. 2020-16
*ERC: Defined as 22 fixture units (previously 25). Minimum: 1 ERC per unit. Any fraction rounds up to 1 full			

Reclaimed/Reuse Water Rate Schedule — Not Currently in Use		
Single-Family Residential Meter Base Charge/ Monthly	$4	Res. 2022-05
Master-Meter Base Charge—Non-Single-Family	$2,000	Res. 2022-05
Usage Fee per 1,000 Gallons	$1.10	Res. 2022-05
Refundable Deposit—Non-Single-Family	$9,300	Res. 2022-05
Note: NSID does not currently provide reclaimed/reuse water service and is not assessing or collecting these		

Note: The rates, fees, and charges shown are those in effect for Fiscal Year 2026 as of the date of this Report and may be amended from time to time by resolution of the District's Board of Supervisors.

Source: North Springs Improvement District FY 2026 Utility Rate Schedule.

EXHIBIT B
FORM OF SERIES 2026 BONDS

REGISTERED	**No. R-1**
Initial Principal Amount:	**$[_______]**
Conversion Date Appreciated Value (Principal Amount on Conversion Date)	**$[_______]**

UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF BROWARD
NORTH SPRINGS IMPROVEMENT DISTRICT
CONVERTIBLE CAPITAL APPRECIATION AND INCOME
WATER AND SEWER REVENUE BOND, SERIES 2026

Interest Rate	**Maturity Date**	**Conversion Date**	**Conversion Date Appreciated Value**	**Dated Date**	**Initial CUSIP No.**

REGISTERED OWNER: CEDE & CO.

INITIAL PRINCIPAL AMOUNT (AT ISSUANCE): [____________] DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that the North Springs Improvement District, an independent special district of the State of Florida (hereinafter called "Issuer"), for value received, hereby promises to pay to the registered Owner designated above, or registered assigns, solely from the special funds hereinafter mentioned, unless this Bond shall have been called for redemption in whole or in part and payment of the redemption price shall have duly made or provided for, or unless this Bond shall be converted to a Current Interest Bond on the Conversion Date, in accordance with the Resolution (hereinafter defined), the Conversion Date Appreciated Value on the Maturity Date set forth above. Capitalized terms used herein but not otherwise defined herein shall have the meanings ascribed thereto in the Resolution.

Prior to the Conversion Date, this Bond shall pay no current interest, but shall appreciate in value in accordance with the Appreciated Value Table attached hereto, compounding semi-annually, on each Compounding Date (April 1 and October 1), commencing April 1, 2027, from the Dated Date shown above of delivery of the Series 2026 Bonds through the Conversion Date (unless sooner paid), at the Interest Rate per annum shown above. After the Conversion Date, this Bond shall accrue interest on the Outstanding principal amount thereof, initially equal to the Conversion Date Appreciated Value set forth above, at the Interest Rate per annum set forth above on each Interest Payment Date (April 1 and October 1), beginning April 1, 2035, and ending on the Maturity Date specified above (unless this Bond shall have been called for redemption prior to maturity and payment of the redemption price shall have been duly made or provided for).

The principal of and interest on this Bond are payable in lawful money of the United States of America. U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, Fort Lauderdale, Florida, is serving as Bond Registrar, Paying Agent and Trustee for this Bond. Notwithstanding anything to the contrary in the Resolution, while registration of this Bond is being maintained pursuant to a book-entry only system of registration, the registered Owner of this Bond shall not be required to present this Bond for payment.

This Bond is issuable only as a registered Bond without coupons in Authorized Denominations. This Bond is all of an authorized issue of Bonds of the Issuer designated as its Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), issued as Additional Bonds and as Capital Appreciation and Income Bonds and Convertible Bonds under the Resolution, for the purpose of providing funds to finance all or a portion of the Cost of the Series 2026 Project, fund [a portion of] the Series 2026 Reserve Subaccount Requirement, and pay the costs of issuance of the Series 2026 Bonds, [including the payment of the premium for the Series 2026 Credit Facility] [and the premium for the Series 2026 Reserve Subaccount Credit Facility].

The Series 2026 Bonds are being issued under the authority of and in full compliance with the Constitution and Statutes of the State of Florida, including particularly Chapter 2005-341, Laws of Florida, as amended and supplemented, and other applicable provisions of law (the "Act"), Resolution No. 2012-08 of the Issuer adopted on December 21, 2011, as amended, including by Supplemental Resolution No. 2021-19 of the Issuer adopted on August 4, 2021 (collectively, the "Bond Resolution"), as supplemented by Series Resolution No. 2026-20 of the Issuer adopted on September 14, 2026 (the "Series Resolution" and, together with the Bond Resolution, the "Resolution") and is subject to all the terms and conditions of the Resolution. Modifications or alterations of the Resolution or of any resolutions supplemental thereto may be made only to the extent and in the circumstances permitted by the Resolution. The Holder of this Bond recognizes that, as a result of the requirements of applicable law, Impact Fees included in the Pledged Revenues may not be applied by the Issuer to pay any amounts due with respect to this Bond.

This Bond and the interest thereon are payable solely from and secured by a lien upon and pledge of the Pledged Revenues and the Funds and Accounts (as such terms are defined in the Resolution) in the manner provided in the Resolution.

The full faith and credit of the Issuer is not pledged for the payment of this Bond and this Bond does not constitute an indebtedness of the Issuer within the meaning of any constitutional or statutory provision or limitation. It is expressly agreed by the holder of this Bond that such holder shall never have the right to require or compel the levy or pledge of ad valorem taxes for the payment of the principal of and interest on this Bond or for the making of any sinking fund or other payment provided for in the Resolution. This Bond and the indebtedness evidenced hereby shall not constitute a lien upon any other property of or in the Issuer, but shall constitute a lien only upon the Pledged Revenues and the Funds and Accounts pledged to the Series 2026 Bonds, in the manner provided in said Resolution.

The Series 2026 Bonds are being issued on a parity with the Issuer's Outstanding Series 2024 Bond issued pursuant to the Bond Resolution. Additional Bonds and Refunding Bonds on a parity with the Series 2026 Bonds may hereafter be issued by the Issuer from time to time upon the conditions and within the limitations and in the manner provided in the Bond Resolution.

On the Conversion Date, the Series 2026 Bonds shall, without any action necessitated on the part of the Issuer, or any Owner, or any other person or entity, cease to be Capital Appreciation and Income Bonds and automatically convert to Current Interest Bonds.

The original registered Owner, and each successive registered owner of this Bond, shall be conclusively deemed to have agreed and consented to the following terms and conditions:

1. This Bond shall be issued initially pursuant to a book-entry-only system administered by The Depository Trust Company ("DTC"), which shall act a securities depository for the Bonds, with no physical distribution of Bonds to be made. Any provisions of the Resolution or this Bond requiring physical delivery of Bonds shall, under the book-entry-only system, be deemed to be satisfied by a notation on the records maintained by DTC of beneficial ownership interests of DTC participants. Beneficial ownership interests in this Bond may be transferred in accordance with the book-entry-only system maintained by DTC.

2. This Bond shall initially be issued in the name of Cede & Co. as nominee for DTC, and so long as this Bond is held in book-entry-only form Cede & Co. shall be considered the registered owner for all purposes hereof. Payment to DTC participants shall be the responsibility of DTC. Payments by DTC participants to individual beneficial owners shall be the responsibility of DTC participants and not of DTC, the Trustee, the Paying Agent, the Bond Registrar or the Issuer. By purchase and acceptance of a Bond or portion thereof in book-entry-only form, the beneficial owner agrees that the Issuer shall have no responsibility for the action or inaction of DTC or other registered depository or any of it participants, nominees or successors as depository in connection with the Bonds.

3. This Bond shall be registered as to both principal and interest and shall not be registered to "bearer."

4. The Bond Registrar shall keep books for the registration of Series 2026 Bonds and for the registration of transfers of Series 2026 Bonds as provided in the Resolution. This Bond may be transferred only upon the books of the Issuer kept by the Bond Registrar under the Resolution upon surrender thereof at the principal office of the Bond Registrar by the registered owner thereof in person or by his duly authorized attorney in writing, but only in the manner, subject to the limitations and upon payment of a sum sufficient to cover any charge that may be imposed in connection with such transfer, as provided in the Resolution, together with a written instrument of transfer duly executed by the registered owner or his duly authorized attorney. Upon any such transfer, there shall be executed in the name of the transferee, and the Bond Registrar shall authenticate and deliver, a new registered bond or bonds in authorized denominations, in the same aggregate principal amount and of the same series, maturity and interest rate as the surrendered bond.

5. In like manner, subject to such conditions and upon the payment of a sum sufficient to cover any tax, fee or governmental charge, if any, that may be imposed in

connection with such exchange, as provided in the Resolution, the registered owner of this Bond may surrender this Bond (together with a written authorization for exchange satisfactory to the Bond Registrar duly executed by the registered owner or his duly authorized attorney) and upon such surrender the Bond Registrar shall authenticate and deliver a new registered bond or bonds in exchange for an equal aggregate principal amount of fully registered bonds in authorized denominations of the same series, maturity and interest rate as this Bond.

6. The Issuer, the Trustee and the Bond Registrar may treat the registered Owner of this Bond as the absolute owner of such Bond for the purpose of receiving payment of, or on account of, the principal of and interest on such Bond as the same becomes due, and for all other purposes, whether or not such Bond shall be overdue. All such payments so made to any registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sums so paid. The person in whose name any Bond is registered may be deemed the owner thereof by the Issuer, the Trustee and the Bond Registrar, and any notice to the contrary shall not be binding upon the Issuer, the Trustee or the Bond Registrar.

7. The registered owner of this Bond shall have no right to enforce the provisions of the Resolution, or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Resolution, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Resolution.

8. Neither the Issuer nor the Bond Registrar shall be required to transfer or exchange any Bond after notice calling such Bond for redemption has been given as provided in the Resolution, nor during the period of 15 days preceding the giving of such notice of redemption.

[Insert Redemption provisions]

This Bond is and has all the qualities and incidents of a negotiable instrument under the laws of the State of Florida. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon shall have been executed by the Registrar.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the statutes and Constitution of the State of Florida applicable thereto; and that the issuance of this Bond and of the issue of bonds of which this Bond is one, is authorized by and is in conformity with, and does not violate, any constitutional, statutory or charter limitation or provision.

IN WITNESS WHEREOF, the North Springs Improvement District has issued this Bond and has caused the same to be executed by the manual or facsimile signature of its President and its corporate seal or a facsimile thereof to be affixed, impressed, imprinted, lithographed or reproduced hereon and attested by the manual or facsimile signature of the Secretary to the Board, all as of the [___] day of October, 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

[SEAL]

____
President

ATTEST:

____
District Secretary

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond represents all of the Series 2026 Bonds delivered pursuant to the within mentioned Resolution.

U.S. Bank Trust Company, National Association, as Bond Registrar

By:________________________________
Authorized Signature

Date of Authentication: October [____], 2026

[STATEMENT OF INSURANCE]

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _______ ____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints ____, attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated:____________________

Signature Guaranteed:

______________________________	______________________________
NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.	NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Social security or other identifying number of Assignee:

____

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _______________ Custodian ______________
(Cust) (Minor)

under Uniform Transfers to Minors Act ________
(State)

Additional abbreviations may also be used though not in the above list.

APPRECIATED VALUE TABLE

EXHIBIT C
FORM OF BOND PURCHASE CONTRACT

NORTH SPRINGS IMPROVEMENT DISTRICT
(BROWARD COUNTY, FLORIDA)

$[BOND AMOUNT]
Convertible Capital Appreciation and Income
Water and Sewer Revenue Bonds, Series 2026

[BPC DATE]

BOND PURCHASE CONTRACT

North Springs Improvement District
c/o District Manager
9700 NW 52nd Street
Coral Springs, Florida 33071

Ladies and Gentlemen:

Raymond James & Associates, Inc., as managing underwriter on behalf of itself and MBS Capital Markets, LLC (the "Underwriter") offers to enter into this Bond Purchase Contract with the North Springs Improvement District (the "Issuer"). This offer is made subject to written acceptance hereof by the Issuer at or before 12:00 midnight, New York time, on the date hereof. If not so accepted, this offer will be subject to withdrawal by the Underwriter upon written notice delivered to the Issuer at any time prior to the acceptance hereof by the Issuer. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Official Statement or the Resolution, as applicable, each as defined herein.

1. Purchase and Sale. Upon the terms and conditions and in reliance on the representations, warranties, covenants and agreements set forth herein, the Underwriter hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of the Issuer's $[BOND AMOUNT].00 aggregate principal amount of the Issuer's Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Bonds"). The purchase price for the Bonds shall be $[PP] (representing the Initial Principal Amount of the Bonds of $[BOND AMOUNT].00 less an Underwriter's discount of $[UD]). The Conversion Date Appreciated Value of the Bonds is $[_______], as shown in the Appreciated Value Table attached hereto as Exhibit A hereto. The Series 2026 Reserve Subaccount Requirement is as set forth on Exhibit A hereto. The disclosure statement required by Section 218.385, Florida Statutes is attached hereto as Exhibit B.

2. The Bonds. The Bonds are authorized and issued pursuant to the authority granted by the provisions of Chapter 2005-341, Laws of Florida, as supplemented and amended

(the "Special Act"), the Florida Constitution and other applicable provisions of law (collectively, the "Act"). The Bonds are further being issued pursuant to Resolution No. 2012-08, adopted by the Board of Supervisors (the "Board") of the Issuer on December 21, 2011, as amended by Supplemental Resolution No. 2021-19 adopted by the Board on August 4, 2021 (the "Bond Resolution"), and as supplemented by Series Resolution No. 2026-20 adopted by the Board on September 14, 2026, respectively (the "Series 2026 Resolution" and, together with the Bond Resolution, the "Resolution"), authorizing the issuance of the Bonds. The Bonds are being issued for the purpose of providing moneys which will be sufficient to (a) finance a Project consisting of the acquisition, construction and equipping of all or a portion of various public Improvements to the System (the "Series 2026 Project") (as more particularly described in the hereinafter defined Official Statement), (b) make a deposit to the Series 2026 Reserve Subaccount established under the Series 2026 Resolution in an amount equal to [a portion of] the Series 2026 Reserve Subaccount Requirement for the Series 2026 Bonds, and (c) pay costs of issuance of the Bonds, [including the premium for a Credit Facility in the form of a municipal bond insurance policy (the "Series 2026 Credit Facility")] [and the premium for a Reserve Account Credit Facility (the "Series 2026 Reserve Subaccount Credit Facility") which will be deposited to the credit of the Series 2026 Reserve Subaccount on the issuance date of the Series 2026 Bonds in satisfaction of the balance of the Series 2026 Reserve Subaccount Requirement]. The Bonds shall be as described in, and shall be issued and secured pursuant to, the provisions of the Official Statement.

The Bonds are secured under the Resolution by a lien upon and pledge of the Net Revenues derived by the Issuer from its ownership and operation of a combined potable water and sewer utility (as more fully defined in the Resolution and described in the Official Statement, the "System") and, until applied in accordance with the Resolution, the monies on deposit in the Funds and Accounts established pursuant to the Resolution, subject to the terms and conditions thereof (collectively, the "Pledged Revenues"). The Pledged Revenues do not include monies on deposit in the Rebate Fund or the Operation and Maintenance Fund, which are non-pledged funds or any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount. The Bonds are being issued on a parity as to the lien on and pledge of the Pledged Revenues (excluding monies on deposit in any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount) with the Series 2024 Bond and any Additional Bonds and Refunding Bonds that may be issued and outstanding under the Resolution subsequent to the issuance of the Bonds.

The Bonds shall be dated as of their applicable date of delivery. The Bonds are being issued under the Resolution as Additional Bonds and Convertible Capital Appreciation Bonds and as a single Term Bond. Prior to October 1, 2034 (the "Conversion Date"), the Bonds shall pay no current interest, but shall appreciate in value in accordance with the Appreciated Value Table provided in the Official Statement, compounded semiannually, on each Compounding Date (April 1 and October 1), commencing April 1, 2027, from the date of delivery of the Bonds through the Conversion Date (unless sooner paid), at the Interest Rate per annum shown on Exhibit A hereto. The Bonds shall be subject to redemption as provided in Exhibit A hereto. The Bonds will be Current Interest Bonds on and after the Conversion Date, bearing current interest on the outstanding principal amount of the Bonds, initially equal to the Conversion Date Appreciated Value, at the Interest Rate per annum shown on Exhibit A hereto.

The Issuer has also entered into, or will enter into, a Continuing Disclosure Certificate (the "Continuing Disclosure Certificate") with Disclosure Services, LLC, as dissemination agent. The Bond Purchase Contract, Resolution, the Official Statement, and the Continuing Disclosure Certificate are referred to herein collectively as the "Financing Documents."

3. Delivery of Official Statement and Other Documents. (a) Prior to the date hereof, the Issuer provided to the Underwriter the Preliminary Official Statement dated [POS DATE] (the "Preliminary Official Statement"), that the Issuer deemed final as of the date of the last supplement, except for certain permitted omissions (the "permitted omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") in connection with the pricing of the Bonds. The Issuer hereby confirms that the information in the Preliminary Official Statement was deemed final by the Issuer as of its date, and the date of the last supplement, as applicable, except for the permitted omissions.

(b) The Issuer shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof or use good faith to deliver within such shorter period as may be requested by the Underwriter and at least three (3) business days prior to the date the Bonds are delivered to the Underwriter, or within such other period as the Underwriter may inform the Issuer which is necessary for the Underwriter to comply with regulations of the Municipal Securities Rulemaking Board ("MSRB") in order to accompany any confirmation that requests payment from any customer (i) sufficient copies of the final Official Statement dated of even date herewith relating to the Bonds (the "Official Statement") to enable the Underwriter to fulfill its obligations pursuant to the securities laws of Florida and the United States, in form and substance satisfactory to the Underwriter. In determining whether the number of copies to be delivered by the Issuer are reasonably necessary, at a minimum, the number shall be determined by the Underwriter and conveyed to the Issuer as shall be sufficient to enable the Underwriter to comply with the requirements of the Rule, all applicable rules of the MSRB, and to fulfill its duties and responsibilities under Florida and federal securities laws generally.

The Underwriter agrees to file the Official Statement in accordance with applicable MSRB rules.

The Issuer authorizes, or ratifies as the case may be, the use and distribution of the Preliminary Official Statement and the Official Statement in connection with the public offering and sale of the Bonds. The Underwriter agrees that it will not confirm the sale of any Bonds unless the confirmation of sale requesting payment is accompanied or preceded by the delivery of a copy of the Official Statement.

(c) From the date hereof until the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in the Rule), or (ii) the time when the Official Statement is available to any person from the MSRB (but in no case less than twenty-five (25) days following the end of the underwriting period), if the Issuer has knowledge of the occurrence of any event which may make it necessary to amend or supplement the Official Statement in order to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Issuer shall notify the Underwriter and if, in the reasonable opinion of the Issuer or the reasonable opinion of the Underwriter, such event requires the preparation and publication of an amendment or supplement to the Official Statement, the Issuer, at its expense (unless such event was caused by the Underwriter), shall promptly prepare an appropriate amendment or supplement thereto (and file or cause to be filed, the same with the MSRB) so that the statements in the Official Statement as so amended or supplemented will not, in light of the circumstances under which they were made, be misleading, in a form and in a manner reasonably approved by the Underwriter. The Issuer will promptly notify the Underwriter of the occurrence of any event of which it has knowledge, which, in its opinion, is an event described in the preceding sentence. The amendments or supplements that may be authorized for use with respect to the Bonds are hereinafter included within the term "Official Statement."

4. Authority of the Underwriter. The Underwriter is duly authorized to execute this Bond Purchase Contract and to perform its obligations hereunder. The Underwriter hereby represents that neither it nor any "person" or "affiliate" has been on the "convicted vendor list" during the past thirty-six (36) months, as all such terms are defined in Section 287.133, Florida Statutes, as amended.

5. Offering and Sale of Bonds; Establishment of Issue Price. (a) The Underwriter agrees to make a public offering of all of the Bonds at not in excess of the initial public offering price or prices (or below the yield or yields) set forth in Exhibit A hereto; provided, however, that the Underwriter may (i) offer and sell the Bonds to certain bond houses, brokers or to similar persons or organizations acting in the capacity of underwriters or wholesalers at prices lower than the public offering prices set forth in Exhibit A hereto, and (ii) change such initial offering prices (or yields) as the Underwriter deems necessary in connection with the marketing of the Bonds. The Underwriter agrees to assist the Issuer in establishing the issue price of the Bonds and shall execute and deliver to the Issuer on the Date of Closing (hereinafter defined) an "issue price" or similar certificate (the "Issue Price Certificate"), together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit G, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

(b) Except as otherwise set forth in the Issue Price Certificate, the Issuer will treat the first price at which 10% of each maturity of the Bonds (the "10% test") is sold to the public as of the Sale Date (as defined in the Issue Price Certificate) as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Bond Purchase Contract, the Underwriter shall report to the Issuer the price or prices at which it has sold to the public each maturity of such Bonds.

(c) The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Bond Purchase Contract at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule A to the Issue Price Certificate, except as otherwise set forth therein. [Schedule A to the Issue Price Certificate also sets forth, as of the date of this Bond Purchase Contract, the 10% test has been satisfied for each maturity of the Bonds.]

(d) [The Underwriter confirms that there will not be any selling group agreements or any retail distribution agreements relating to the initial sale of the Bonds to the public.]

(e) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(1) "public" means any person other than an underwriter or a related party,

(2) "underwriter" means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(3) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(4) "sale date" means the date of execution of this Bond Purchase Contract by all parties.

6. <u>Issuer Representations, Warranties, Covenants and Agreements</u>. The Issuer represents and warrants to and covenants and agrees with the Underwriter that, as of the date hereof and as of the date of the Closing:

(a) The Issuer is a duly organized public corporation, independent special district and political subdivision of the State of Florida under the Act with full legal right, power and authority to: (i) adopt the Resolution; (ii) enter into the Financing Documents; (iii) sell, issue and deliver the Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the Bonds for the purposes described in the Official Statement; (v) authorize the distribution of the Preliminary Official Statement and execution of the Official Statement; (vi) carry out and consummate the transactions contemplated by the Financing Documents and the Official Statement; (vii) undertake the Series 2026 Project; and (viii) collect and pledge the Pledged Revenues that will secure the Bonds. The Issuer has complied, and at the Closing will be in compliance in all respects, with the terms of the Act and will be in compliance, in all material respects, with the obligations on its part contained in the Financing Documents and the Bonds.

(b) The Issuer has complied with, and at Closing will be in compliance with the Resolution, the Act, and the Constitution and laws of the State of Florida in all matters relating to the Financing Documents and the Bonds, and the imposition and collection of the Gross Revenues of the System.

(c) The Issuer has duly authorized and approved, or by Closing will have duly authorized and approved, (1) the execution and delivery, or adoption, as the case may be, and performance of the Financing Documents and the Bonds, (2) the use and distribution of the Preliminary Official Statement and the execution, delivery and distribution of the Official Statement, and (3) the taking of any and all such action as may be required on the part of the Issuer to carry out, give effect to and consummate the transactions contemplated by the Financing Documents, the Bonds and the Preliminary Official Statement.

(d) Each of the Financing Documents constitutes, or will constitute at Closing, a legally valid and binding obligation of the Issuer enforceable in accordance with its terms, and, upon due authorization, execution and delivery hereof and thereof by the parties hereto and thereto, will constitute the legal, valid and binding obligation of the Issuer enforceable in accordance with its terms.

(e) When delivered to and paid for by the Underwriter at the Closing in accordance with the provisions of this Bond Purchase Contract, the Bonds will have been duly authorized, executed, authenticated, issued and delivered and will constitute legal, valid and binding special obligations of the Issuer, conforming to the Act, and entitled to the benefit and security of the Resolution.

(f) Upon the execution, authentication, issuance and delivery of the Bonds as aforesaid, the Resolution will provide, for the benefit of the holders from time to time of the Bonds, a legally valid and binding pledge of and a security interest in and to the Pledged Revenues pledged to the Bonds, subject only to the provisions of the Resolution permitting the application of such Pledged Revenues for the purposes and on the terms and conditions set forth in the Resolution.

(g) Other than any approvals that might be required under the securities laws of any state, no approval, permit, consent or authorization of, or registration or filing with, any governmental or public agency or authority or any other entity not already obtained or made, or to be made simultaneously with the issuance of the Bonds, is required to be obtained by the Issuer in connection with the issuance and sale of the Bonds, or the execution and delivery by the Issuer of, or the due performance of its obligations under the Financing Documents and the Bonds, and any such approvals, permits, consents or authorizations so obtained are in full force and effect.

(h) The Issuer is not in breach of or in default under any applicable constitutional provision, law or administrative regulation of the State of Florida or the United States, the Financing Documents, the Bonds or any applicable judgment or decree or any other loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Issuer is a party or to which the Issuer or any of its property or assets is otherwise subject, and no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or material event of default under any such instrument, that could have a materially adverse effect on the business or operations of the Issuer, and no event of default by the Issuer has occurred and is continuing under any such instrument.

(i) The execution and delivery by the Issuer of the Financing Documents, the Bonds and any other instrument to which the Issuer is a party and which is used or contemplated for use in conjunction with the transactions contemplated by the Financing Documents, the Bonds or the Official Statement, and the compliance with the provisions of each such instrument and the consummation of any transactions contemplated hereby and thereby, will not conflict with or constitute a breach of, or default under any indenture, contract, agreement, or other instrument to which the Issuer is a party or by which it is bound, or to the best of its knowledge under any provision of the Constitution of the State of Florida or any existing law, rule, regulation, ordinance, judgment, order or decree to which the Issuer (or any of its supervisors or officers in their respective capacities as such) or its properties is subject. No event has occurred which constitutes or which, with the lapse of time or the giving of notice, or both, would constitute, an event of default (as therein defined) under the Bonds or the Financing Documents.

(j) There is no action, suit, hearing, inquiry or investigation, at law or in equity, before or by any court, public board, agency or body, pending or, to the best knowledge of the Issuer, threatened against or affecting the Issuer or any of its supervisors in their respective capacities as such, in which an unfavorable decision, ruling or finding would, in any material way, adversely affect (1) the transactions contemplated by the Financing Documents and the Bonds, (2) the organization, existence or powers of the Issuer or any of its supervisors or officers in their respective capacities as such, (3) the business, properties or assets or the condition, financial or otherwise, of the Issuer, (4) the validity or enforceability of the Bonds, the Financing Documents, or any other agreement or instrument to which the Issuer is a party and which is used or contemplated for use in the transactions contemplated hereby or by the Resolution, (5) the exclusion from gross income for federal income tax purposes of the interest on the Bonds, (6) the exemption under the Act of the Bonds and the interest thereon from taxation imposed by the State of Florida, (7) the legality of investment in the Bonds for certain investors as provided in the Act, (8) the issuance, sale or delivery of the Bonds, (9) the collection of the Net Revenues under the Resolution to pay the principal or premium, if any, or interest on the Bonds or (10) the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto.

(k) Other than the Series 2024 Bond, payment of which will be on a parity with the Bonds (other than the Series 2026 Reserve Subaccount held only for the benefit of the Bonds), the Issuer has not issued, assumed or guaranteed any indebtedness, incurred any material liabilities, direct or contingent, or entered into any contract or arrangement of any kind payable from or secured by a pledge of the Pledged Revenues pledged to the Bonds under the Resolution with a lien thereon prior to or on a parity with the lien of the Bonds.

(l) Between the date of this Bond Purchase Contract and the date of the Closing, the Issuer will not, without the prior written consent of the Underwriter, incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the Issuer, other than (1) as contemplated by the Official Statement, or (2) in the ordinary course of business.

(m) Any certificates signed by any official of the Issuer authorized to do so shall be deemed a representation and warranty by the Issuer to the Underwriter as to the statements made therein.

(n) No representation or warranty by the Issuer in this Bond Purchase Contract nor any statement, certificate, document or exhibit furnished to or to be furnished by the Issuer pursuant to this Bond Purchase Contract or the Official Statement or in connection with the transactions contemplated hereby contains or will contain on the date of Closing any untrue statement of a material fact or omits or will omit a material fact necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, provided, however, that no representation is made with respect to information concerning The Depository Trust Company or the Underwriter.

(o) The Issuer is not in default and has not been in default at any time after December 31, 1975, as to principal or interest with respect to any obligations issued or guaranteed by the Issuer.

(p) The descriptions of the Bonds, the Financing Documents and the Series 2026 Project in the Preliminary Official Statement and Official Statement conform in all material respects to the Bonds, the Financing Documents and the Series 2026 Project.

(q) The Issuer will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order to: (i) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; and (ii) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and the Issuer will use its best efforts to continue such qualifications in effect so long as required for the initial offering and distribution of the Bonds; provided, however, that the Issuer shall not be required to execute a general or special consent to service of process or to qualify to do business in connection with any such qualification or determination in any jurisdiction or register as a broker/dealer or to incur any expenses in connection therewith.

(r) As of the date of the Preliminary Official Statement and as of the date hereof and as of its date with respect to the Official Statement and (unless an event occurs of the nature described in Section 3(c) hereof) and at all times subsequent thereto, up to and including the Closing Date, the statements and information contained in the Preliminary Official Statement (other than "permitted omissions" as permitted by the Rule) and in the Official Statement are and will be accurate in all material respects for the purposes for which their use is authorized and do not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading; provided however, no representation is made with respect to the following noted statements and information: "DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry Only System."

(s) If the Official Statement is supplemented or amended pursuant to Section 3(c), at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto up to and including the Closing Date, the Official Statement as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(t) The Issuer has not been notified of any listing or the proposed listing of the Issuer by the Internal Revenue Service as an issuer whose arbitrage certifications may not be relied upon.

(u) During the past five years, the Issuer has complied in all material respects with all continuing disclosure commitments heretofore undertaken by the Issuer in accordance with the Rule, except as described in the Preliminary Official Statement.

7. The Closing. At 12:00 noon, New York time, on [CLOSING DATE], or at such earlier or later time or date to which the Issuer and the Underwriter may mutually agree, the Issuer will, subject to the terms and conditions hereof, deliver the Bonds to the Underwriter in full book-entry form, duly executed, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the aggregate purchase price of the Bonds as set forth in Paragraph 1 hereof (such delivery of and payment for the Bonds is herein called the "Closing"). The Issuer shall cause CUSIP identification numbers to be printed on the Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Bonds in accordance with the terms of this Bond Purchase Contract. The Closing shall occur at the offices of the Issuer, or such other place to which the Issuer and the Underwriter shall have mutually agreed. The Bonds shall be prepared and delivered as fully registered bonds in such authorized denominations and registered in full book-entry form in the name of Cede & Co., as nominee of The Depository Trust Company

("DTC") and shall be delivered to DTC during the business day prior to the Closing for purposes of inspection, unless the DTC "F.A.S.T." procedure is used which requires the Registrar to retain possession of the Bonds.

8. Closing Conditions. The Underwriter has entered into this Bond Purchase Contract in reliance upon the representations, warranties and agreements of the Issuer contained herein and contained in the documents and instruments delivered at the Closing, and upon the performance by the Issuer of its obligations hereunder, as of the date of the Closing. Accordingly, the Underwriter's obligations under this Bond Purchase Contract to cause the purchase, acceptance of delivery and payment for the Bonds shall be subject to the performance by the Issuer of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following conditions:

(a) The representations and warranties of the Issuer contained herein shall be true, complete and correct on and as of the date of the Closing, the statements made in all certificates and other documents delivered to the Underwriter at the Closing shall be true, complete and correct as of the date of Closing, and the Issuer shall be in compliance with each of the agreements made by it in this Bond Purchase Contract and the other Financing Documents as of the date of Closing and there shall be no material change to the information supplied to Disclosure Counsel and the Underwriter as part of their due diligence efforts;

(b) At the Closing, (1) the Special Act and the Financing Documents shall be in full force and effect and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and the Issuer shall have adopted and there shall be in full force and effect such additional agreements therewith and in connection with the issuance of the Bonds all such action as in the reasonable opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated hereby, (2) the Official Statement shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, (3) there shall not have occurred any event that causes the Official Statement or any amendment or supplement thereto to contain an untrue or misleading statement of fact that in the opinion of the Underwriter or its counsel or the Issuer or its counsel is material or omits to state a fact that in the opinion of the Underwriter or its counsel or the Issuer or its counsel is material and necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (4) the Issuer shall have performed all of its obligations under or specified in the Financing Documents to be performed at or prior to the Closing, and (5) the Bonds shall have been duly authorized, executed, authenticated and delivered;

(c) At or prior to the Closing, the Underwriter shall have received executed or certified copies of the following documents:

(1) A certified copy of the Special Act, with only such supplements or amendments as may have been agreed to by the Underwriter;

(2) The Resolution, certified by authorized officers of the Issuer under its seal as true and correct copies and as having been adopted with only such amendments, modifications or supplements as may have been approved by the Underwriter;

(3) Executed copies of the other Financing Documents;

(4) The Official Statement, executed on behalf of the Issuer by the President of its Board of Supervisors, or in his absence, any member of the Board, and each supplement or amendment, if any, thereto;

(5) A certificate of the Issuer, dated the date of Closing, signed on its behalf by the President, or in his absence, any member of the Board and the Secretary or any Assistant Secretary of the Board, in substantially the form of Exhibit C hereto;

(6) The approving opinion, dated the date of Closing, of Holland & Knight LLP, as Bond Counsel, substantially in the form attached as an Appendix to the Official Statement;

(7) An opinion, dated the date of Closing, of Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Florida, District Counsel, in substantially the form of Exhibit D hereto;

(8) A supplemental opinion of Bond Counsel and an opinion of Holland & Knight LLP as Disclosure Counsel, substantially in the respective forms included in composite Exhibit F hereto, each addressed to the Issuer and Underwriter and dated the date of Closing;

(9) A copy of the Report for Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026, [updated and revised September 8, 2026, attached as Appendix A to the Official Statement].

(10) A certificate from the District Engineer in substantially the form attached hereto as Exhibit E;

(11) An opinion, dated the date of Closing and addressed to the Underwriter, the Issuer and Bond Counsel, of counsel to the Trustee, in form and substance acceptable to the Underwriter and a customary authorization and incumbency certificate, dated the Closing Date, signed by authorized officers of the Trustee;

(12) Certificates, dated the date of Closing, of the authorized officers of the Issuer to the effect that, on the basis of the facts, estimates and circumstances in effect on the Closing Date, it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of Internal Revenue Code of 1986, as amended;

(13) Specimen Bonds;

(14) A copy of the executed Blanket Issuer Letter of Representations between the Issuer and The Depository Trust Company;

(15) Evidence of compliance with the requirements of Section 189.4085, Florida Statutes;

(16) An opinion of Bryant Miller Olive P.A., counsel to the Underwriter in form and substance acceptable to the Underwriter;

(17) An Affidavit of Compliance with Anti-Human Trafficking Laws from the Underwriter in a form acceptable to the Underwriter and its counsel;

(18) Evidence of rating of "___"from S&P Global Ratings;

(19) [Reserve Account Surety Policy];

(20) [Municipal bond Insurance Policy];

(21) [Opinion of Counsel to the Bond Insurer acceptable to the Underwriter and the Issuer]; and

(22) Such additional legal opinions, certificates (including such certificates as may be required by regulations of the Internal Revenue Service in order to establish the tax exempt character of the Bonds, and other evidence as the Underwriter, Bond Counsel or Disclosure Counsel may deem necessary to evidence the truth and accuracy as of the Closing of the representations and warranties of the Issuer herein contained and of the information contained in the Official Statement and the due performance and satisfaction by the Issuer at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by it.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Bond Purchase Contract shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payments for, the Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of any and all obligations of the Issuer hereunder and the performance of any and all conditions herein for the benefit of the Underwriter may be waived by the Underwriter in its sole discretion.

If the Issuer shall be unable to satisfy the conditions to the obligations of the Underwriter to cause the purchase, acceptance and delivery and payment for the Bonds contained in this Bond Purchase Contract, or if the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment of the Bonds shall be terminated for any reason permitted by this Bond

Purchase Contract, this Bond Purchase Contract shall terminate, and neither the Underwriter nor the Issuer shall be under further obligation hereunder, but the respective obligations of the Underwriter and the Issuer set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter may terminate this Bond Purchase Contract by written notice to the Issuer in the event that between the date hereof and the Closing:

(a) the marketability of the Bonds or the market price thereof, in the reasonable opinion of the Underwriter, has been materially adversely affected by disruptive events, occurrences or conditions in the securities or debt markets, including but not limited to, an amendment to the Constitution of the United States or by any legislation (other than any actions taken by either House of Congress on or prior to the date hereof) (i) enacted or adopted by the United States, (ii) recommended to the Congress or otherwise endorsed for passage, by press release, other form of notice or otherwise, by the President of the United States, the Chair or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, the Treasury Department of the United States or the Internal Revenue Service, or (iii) favorably reported out of the appropriate Committee for passage to either House of the Congress by any full Committee of such House to which such legislation has been referred for consideration, or by any decision of any court of the United States or by any order, rule or regulation (final, temporary or proposed) on behalf of the Treasury Department of the United States, the Internal Revenue Service or any other authority or regulatory body of the United States, or by a release or announcement or communication issued or sent by the Treasury Department or the Internal Revenue Service of the United States, or any comparable legislative, judicial or administrative development affecting the federal tax status of the Issuer, its property or income, obligations of the general character of the Bonds, as contemplated hereby, or the interest thereon; or

(b) any legislation, rule, or regulations shall be introduced in, or be enacted or adopted in the State of Florida or federally, or a decision by any court of competent jurisdiction within the State of Florida or federally shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Bonds to be purchased by it; or

(c) any amendment to the Official Statement is proposed by the Issuer or deemed necessary by Bond Counsel, Disclosure Counsel or the Underwriter which, in the reasonable opinion of the Underwriter, materially adversely affects the market price or marketability of the Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Bonds to be purchased by it; or

(d) there shall have occurred any outbreak or escalation of hostility or declaration by the United States of a national emergency or war or other calamity or crisis, the effect of which on financial markets is such as to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Bonds as contemplated by the Official Statement (exclusive of any amendment or supplement thereto); or

(e) there shall have occurred any calamity or crises, the effect of which on the System, is to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Bonds as contemplated by the Official Statement (exclusive of any amendment or supplement thereto); or

(f) legislation shall be enacted or adopted, or any action shall be taken by, or on behalf of, the Securities and Exchange Commission which, in the reasonable opinion of Bond Counsel, has the effect of requiring the contemplated distribution of the Bonds to be registered under the Securities Act of 1933, as amended, or the Resolution to be qualified under the Trust Indenture Act of 1939, as amended, or any laws analogous thereto relating to governmental bodies, and compliance therewith cannot be accomplished prior to the Closing; or

(g) legislation shall be introduced by amendment or otherwise in or be enacted by, the House of Representatives or the Senate of the Congress of the United States, or a decision by a Court of the United States of America shall be rendered, or a stop order, ruling, release, regulation, official statement or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental authority having jurisdiction of the subject matter of the Bonds shall have been proposed, issued or made (which is beyond the control of the Underwriter or the Issuer to prevent or avoid) to the effect that the issuance, offering or sale of the Bonds as contemplated hereby or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any of the federal securities laws at Closing, including the Securities Act of 1933, as amended and then in effect, the Securities Exchange Act of 1934, as amended and then in effect, or the Trust Indenture Act of 1939, as amended and then in effect, or with the purpose or effect of otherwise prohibiting the offering and sale of obligations of the general character of the Bonds, or the Bonds, as contemplated hereby and in the reasonable judgment of the Underwriter the market for the Bonds is materially affected thereby; or

(h) any state blue sky or securities commission shall have withheld registration, exemption or clearance of the offering, which, in the reasonable judgment of the Underwriter materially adversely affects the market price or marketability of the Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Bonds; or

(i) there shall have occurred, after the date hereof, either a financial crisis or a default with respect to the debt obligations of the Issuer or proceedings under the federal or State of Florida bankruptcy laws shall have been instituted by the Issuer, in either case, the effect of which, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect (i) the market price or marketability of the Bonds, or (ii) the ability of the Underwriter to enforce contracts for the sale of the Bonds; or

(j) a general banking moratorium shall have been declared by the United States, New York or Florida authorities, or a major financial crisis or a material disruption in commercial banking or securities settlement or clearances services shall have occurred, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Bonds; or

(k) any national securities exchange, or any governmental authority, shall impose, as to the Bonds or obligations of the general character of the Bonds any material restrictions not now in force, or increase materially those now in force, with respect to the establishment of material restrictions upon trading of securities, including limited or minimum prices, by any governmental authority or by any national securities exchange, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Bonds; or

(l) legal action shall have been filed against the Issuer wherein an adverse ruling would materially adversely affect the transactions contemplated hereby or by the Official Statement or the validity of the Bonds or the Financing Documents; provided, however, that as to any such litigation, the Issuer may request and the Underwriter may, in its sole discretion, accept an opinion by Bond Counsel, or of other counsel acceptable to the Underwriter, that in such counsel's opinion the issues raised by any such litigation or proceeding are without substance or that the contentions of any plaintiffs therein are without merit; or

(m) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Issuer's obligations; or

(n) the Issuer has, without the prior written consent of the Underwriter, offered or issued any bonds or notes (other than the Bonds), or other obligations for borrowed money, or incurred any material liabilities, direct or contingent, or there has been an adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the Issuer or the System, other than in the ordinary course of business or any information shall have become known which, in the Underwriter's reasonable opinion, makes untrue, incorrect or misleading in any material respect any statement or information contained in the Official Statement, as the information contained therein has been supplemented or amended by other information, or causes the Official Statement, as so supplemented or amended, to contain an untrue, incorrect or misleading statement of a material fact or to omit to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading and upon the receipt of notice of same by the Issuer, the Issuer fails to promptly amend or supplement the Official Statement; or

(o) an event occurs as a result of which the Official Statement, as then amended or supplemented, would include an untrue statement of a material fact or omit to state any material fact which is necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading which, in the reasonable opinion of the Underwriter, requires an amendment or supplement to the Official Statement and upon the receipt of notice by the Issuer, the Issuer fails to promptly amend or supplement the Official Statement and/or such amendment or supplement, if made, in the reasonable opinion of the Underwriter, materially adversely affects the market price or marketability of the Bonds or the sale, at the contemplated offering prices, by the Underwriter thereof; or

(p) the IRS makes a determination with respect to any special purpose development district formed under State law (referred to herein as a "Special District") deeming that all or certain of such Special Districts are not a "political subdivision" for purposes of Section 103(a) of the Code, and such determination, in the reasonable opinion of the Underwriter, materially adversely affects the federal tax status of the District, the tax exempt character or marketability of the Bonds or the contemplated offering prices thereof; or

(q) If the Issuer shall be unable to satisfy any of the conditions to the obligations of the Underwriter contained herein and such condition is not waived by the Underwriter, or if the obligations of the Underwriter to purchase and accept delivery of the Bonds hereunder shall terminate, neither the Underwriter nor the Issuer shall be under further obligation hereunder and neither the Underwriter nor any other person shall have any further action for damages, specific performance or any other legal or equitable relief against the Issuer, provided that the respective obligations of the parties to pay expenses, as provided in Section 10 hereof, shall continue in full force and effect.

10. Expenses.

(a) The Issuer agrees to pay from the proceeds of the Bonds, and the Underwriter shall be under no obligation to pay, all expenses incident to the performance of the Issuer's obligations hereunder, including but not limited to (1) the cost of the preparation, printing or other reproduction (for distribution prior to, on or after the date of acceptance of this Bond Purchase Contract) of a reasonable number of copies of the Preliminary Official Statement and the Official Statement; (2) the fees and disbursements of Bond Counsel, Disclosure Counsel, District Counsel, District Engineer, and any other experts or consultants retained by the Issuer, including, but not limited to, the fees and expenses of the District Manager; (3) the fees and disbursements of Underwriter's Counsel, (4) the fees and disbursements of the Trustee, Bond Registrar and Paying Agent under the Resolution and of its legal counsel; and (5) out-of-pocket expenses of the Issuer.

(b) The Underwriter shall pay (1) the cost of qualifying the Bonds for sale in various states chosen by the Underwriter and the cost of preparing or printing any Blue Sky and legal investment memoranda to be used in connection with such sale; and (2) out-of-pocket expenses, including advertising, incurred by them in connection with their offering and distribution of the Bonds.

(c) In the event that either the Issuer or the Underwriter shall have paid obligations of the other as set forth in this Section, adjustment shall be made at or prior to Closing.

11. No Advisory or Fiduciary Role. The Issuer acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Bond Purchase Contract is an arm's-length commercial transaction between the Issuer and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such

transaction, the Underwriter is and has been acting solely as a principal and is not acting as an advisor (including, without limitation, a Municipal Advisor (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the Issuer, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the Issuer with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter or any affiliate of the Underwriter has provided other services or is currently providing other services to the Issuer on other matters) and the Underwriter has no obligation to the Issuer with respect to the offering contemplated hereby except the obligations expressly set forth in this Bond Purchase Contract, (iv) the Issuer has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering of the Bonds, (v) the Underwriter has financial and other interests that differ from those of the Issuer, and (vi) the Issuer has received the Underwriter's G-17 Disclosure Letter.

12. Notices. All notices, demands and formal actions hereunder shall be in writing and mailed, telegraphed or delivered to:

The Underwriter:	Raymond James & Associates, Inc. d/b/a MBS Capital Markets | Raymond James 1902 S. MacDill Avenue Tampa, Florida 33629 Attn: Edwin M. Bulleit
The Issuer:	North Springs Improvement District 9700 NW 52nd Street Coral Springs, Florida 33071 Attn: District Manager

13. Parties in Interest. This Bond Purchase Contract is made solely for the benefit of the Issuer and the Underwriter (including the successors or assignees of the Issuer or the Underwriter) and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties, covenants and agreements in this Bond Purchase Contract shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter; (ii) the delivery of and payment for the Bonds pursuant to this Bond Purchase Contract; or (iii) any termination of this Bond Purchase Contract but only to the extent provided by the last paragraph of Section 8 hereof.

14. Waiver. Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the Issuer hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriter may be waived by the Underwriter, in its sole discretion.

15. Effectiveness. This Bond Purchase Contract shall become effective upon the execution of the acceptance hereof by the President, or in his absence, any member of the Board, and shall be valid and enforceable at the time of such acceptance.

16. Counterparts. This Bond Purchase Contract may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

17. Headings. The headings of the sections of this Bond Purchase Contract are inserted for convenience only and shall not be deemed to be a part hereof.

18. Florida Law Governs. The validity, interpretation and performance of this Bond Purchase Contract shall be governed by the laws of the State of Florida.

19. Truth In Bonding Statement. Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, as amended, the Underwriter provides the following truth-in-bonding statement:

(a) The Issuer is proposing to issue the Bonds in the aggregate principal amount of $[BOND AMOUNT].00 for the purposes listed in Section 2 hereof. This obligation is expected to be repaid over a period of approximately ____ years. At a true interest cost of approximately _________%, total interest paid over the life of the obligations will be $_________.

(b) The sources of repayment for the Bonds are the Pledged Revenues (as described in the Resolution). Authorizing this obligation will result in an average of approximately $_________ not being available to finance other services of the Issuer every year for approximately ____ years.

[Signatures on following page]

20. Entire Agreement. This Bond Purchase Contract when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the Issuer and the Underwriter (including the successors or assigns of the Issuer or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

RAYMOND JAMES & ASSOCIATES, INC.

By:____
Edwin M. Bulleit, Managing Director

Accepted by:

NORTH SPRINGS IMPROVEMENT DISTRICT

By:____________________________________
Anthony Avello, President
Board of Supervisors

[Signature Page | Bond Purchase Contract]

EXHIBIT A
INITIAL PRINCIPAL AMOUNTS, CONVERSION DATE APPRECIATED VALUE TABLE, INTEREST RATES, MATURITIES AND PRICES AND SERIES 2026 RESERVE SUBACCOUNT REQUIREMENT

[To come]

REDEMPTION PROVISIONS

[To come]

EXHIBIT B
DISCLOSURE STATEMENT

NORTH SPRINGS IMPROVEMENT DISTRICT
(BROWARD COUNTY, FLORIDA)

$[BOND AMOUNT]
Convertible Capital Appreciation and Income
Water and Sewer Revenue Bonds, Series 2026

[BPC DATE]

North Springs Improvement District
c/o District Manager
Coral Springs, Florida

Ladies and Gentlemen:

Pursuant to Chapter 218.385, Florida Statutes, and with respect to the issuance of the above-referenced Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Bonds"), Raymond James & Associates, Inc., as lead managing underwriter on behalf of itself and MBS Capital Markets, LLC (the "Underwriter"), having purchased the Bonds pursuant to a Bond Purchase Contract dated as of [BPC DATE] (the "Purchase Contract") between the Underwriter and North Springs Improvement District, makes the following disclosures in connection with the public offering and sale of the Bonds:

(a) The total underwriting discount paid to the Underwriter pursuant to the Purchase Contract in connection with the Bonds is $_________ (____%).

(b) The total amount of expenses estimated to be incurred by the Underwriter in connection with the issuance of the Bonds is $_________. An itemization of these expenses is attached hereto as Schedule I.

(c) There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Bonds.

(d) The components of the Underwriter's discount are as follows:

	Per $1,000		
Management Fee:		or	$
Takedown:		or	
Expenses:		or	
	$		$

(e) There are no other fees, bonuses, or other compensation estimated to be paid by the Underwriter in connection with the Bonds to any person not regularly employed or retained by the Underwriter.

(f) The name and address of the Underwriter is set forth below:

Raymond James & Associates, Inc.
1902 S. MacDill Avenue
Tampa, Florida 33629
Attn: Edwin M. Bulleit

We understand that you do not require any further disclosure from the Underwriter, pursuant to Section 218.385(6), Florida Statutes, as amended.

Very truly yours,

RAYMOND JAMES & ASSOCIATES, INC.

By:__________________________________
Edwin M. Bulleit, Managing Director

SCHEDULE I

ESTIMATED EXPENSES* TO BE INCURRED BY UNDERWRITER

Travel Expenses	$
Communication	
Day Loan	
Clearance & Settlement Charges	
CUSIP / DTC	
Contingency	
Total	$

* Amounts have been rounded to nearest whole dollar.

EXHIBIT C
FORM OF CERTIFICATE OF DISTRICT

[CLOSING DATE]

The undersigned President of the Board of Supervisors of North Springs Improvement District (the "District" or the "Issuer") hereby makes the following certifications, to the best of my knowledge, information and belief pursuant to Section 8(c)(5) of the Bond Purchase Contract dated [BPC DATE] (the "Bond Purchase Contract") between the Issuer and Raymond James & Associates, Inc., on behalf of itself and MBS Capital Markets, Inc., as underwriter (the "Underwriter") relating to the Issuer's $[BOND AMOUNT] Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Bonds"). All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Purchase Contract.

1. The representations and warranties of the Issuer contained in the Bond Purchase Contract were true and accurate in all material respects on the date thereof, have been true and accurate in all material respects at all times since, and continue to be true and accurate in all material respects on the date hereof as if made on such date. As of the date hereof, the Series 2024 Bond represents the only Bonds Outstanding under the Bond Resolution.

2. No event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is used or which is required to be stated therein or necessary to disclose therein in order to make the statements and information therein not misleading in any material respect as of the date hereof.

3. Since the date of the Bond Purchase Contract, no material and adverse change has occurred in the financial position of the Issuer or results of operations of the Issuer or the System.

4. Neither the Issuer nor the System has incurred any material liabilities other than as set forth in or contemplated by the Official Statement.

5. All obligations to be performed by the Issuer under the Bond Purchase Contract on or prior to the date of the Closing have been performed.

6. The Issuer has not been served with any complaint and no complaints, litigation or other proceedings are pending or, to the knowledge of the Issuer, threatened in or before any agent, court or tribunal, state or federal, (A) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Bonds or the imposition and collection of the Gross Revenues of the System or the pledge of the Pledged Revenues to the payment of the principal of and premium, if any, and interest on the Bonds pledged to the payment of the principal of and premium, if any, and interest on the Bonds, (B) questioning or affecting the validity of any provision of the Official Statement, the Bonds, the Resolution, the Financing Documents, [the Federal Tax Certificate] relating to the Bonds executed by the Issuer on the date

hereof or any agreement or instrument to which the Issuer is a party and which is used or contemplated for use in the consummation of the transactions contemplated hereby or by the Bond Resolution, (C) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Bonds, (D) questioning or affecting the organization or existence of the Issuer or the title of any of its officers to their respective offices or any powers of the Issuer under the laws of the State, (E) contesting the Series 2026 Project, (F) affecting the exclusion of interest on the Bonds from federal gross income for federal or state income tax purposes, or (G) contesting the accuracy or completeness of the Official Statement or any amendment or supplement thereto.

7. The Issuer has never been in default as to principal or interest with respect to any obligation issued or guaranteed by the Issuer.

8. As of the date of the Preliminary Official Statement and as of its date with respect to the Official Statement and at all times subsequent thereto, up to and including the Closing Date, the statements and information contained in the Preliminary Official Statement (other than "permitted omissions" as permitted by the Rule) and in the Official Statement were and are accurate in all material respects for the purposes for which their use is authorized and do not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading; provided however, no representation is made with respect to the following noted information: "DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry Only System."

9. The details of the Bonds are within the parameters specified in the Bond Resolution (hereinafter defined).

10. Anthony Avello is the duly elected, qualified and acting President of the Board of Supervisors of the Issuer (the "Board"). Vincent J. Moretti is the duly appointed and acting Secretary to the Board and in such capacity is the custodian of all bonds, documents and papers filed with the Issuer and the official seal of the Issuer. Each of said persons since his/her appointment as aforesaid has been and now is the duly designated and qualified officer of the Board holding the office set forth in the prior sentences, if required to file an oath of office, has done so, and if legally required to give a bond or undertaking has filed such bond or undertaking in form and amount required by law.

11. The following named persons are as of the date hereof the duly elected, qualified and acting members of the Board:

Name	**Title**	**Term Expires**
Anthony Avello	President	6/28*
Tony Monalto	Supervisor	6/28
Vincent J. Moretti	Supervisor	6/28

* The election of the Board member to fill this seat will transition to an election by the majority vote of the qualified electors within the boundaries of Issuer for a four-year

term at the general election in November 2026. Accordingly, the current term of the Board member holding this seat will terminate early.

12. The seal, an impression of which appears below, was duly adopted by the Issuer as its official seal and is the only legally adopted, proper and official seal of the Issuer.

13. Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Florida is District Counsel to the Issuer. Brenda Richard is the duly appointed District Clerk of the Issuer.

14. Anthony Avello and Vincent J. Moretti are authorized to act on behalf of the Issuer in connection with the issuance of the Bonds and to execute all Financing Documents with respect thereto as authorized representatives of the Board and the Issuer and their official titles and signatures are set forth below.

15. The Board, at duly called and held meetings of the Board on December 21, 2011, August 4, 2021, and September 14, 2026, duly adopted Resolution Nos. 2012-08, 2021-19 and 2026-20, respectively (collectively, the "Bond Resolution"), which Bond Resolution remains in full force and effect on the date hereof.

16. All proceedings of the Board at which the authorization and sale of the Bonds and the pledge of the Pledged Revenues were considered and conducted in compliance with the provisions of all applicable state and local public meetings laws.

17. The information set forth in the Report for Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026, [updated and revised as of September 8, 2026] (the "Bond Report") is true and correct in all material respects and, as of the date of the Bond Report, and as of the respective dates of the Preliminary Official Statement and the Official Statement, and as of the date hereof, does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

18. All permits, consents, approvals or licenses, if any, and all notices to or filings with governmental authorities necessary for the ownership and operation of the System and the consummation by the Issuer of the transactions described herein and in the Official Statement, including with respect to the construction, installation and equipping of the Series 2026 Project (other than such permits, consents, licenses, notices and filings, if any, as may be required under the securities or blue sky laws of any federal or state jurisdiction as to which no representation is made) required to be obtained or made have been made or are reasonably expected to be obtained or made in a timely fashion as required for the anticipated completion of such transactions. The Issuer has, or will continue to have, all licenses, permits, approvals, registrations, contracts, consents, approvals, qualifications and other authorizations necessary for the lawful conduct of the System wherever now conducted. The Issuer has all necessary consents, approvals and agreements in place to enable the System to lawfully service the land and customers located and to be located in the System's Service Area as described in the Official Statement. The water use of the Water System is in compliance with the total water use allocation permitted by the WUP

and SFWMD and the System is in compliance with all other state and local permits, conditions and requests, including those required by FDEP.

19. To the best knowledge of the Issuer, (i) neither the System nor any of its operations is in violation of any applicable hazardous materials law or any restrictive covenant or deed restriction relating to environmental matters (recorded or otherwise), the violation of which is likely to have a material adverse effect on the condition (financial or otherwise), operations, business, assets or prospects of the System; (ii) without limitation of clause (i) the Issuer is not in violation of any hazardous material law, or subject to any existing, pending or threatened investigation, inquiry or proceeding by any governmental authority or subject to any remedial obligations under any hazardous materials law, including, without limitation, past or present treatment, storage, disposal or release of any hazardous material into the environment, have been obtained or filed; (iii) all hazardous materials generated by the System have in the past been, and shall continue to be, transported, treated and disposed of only by carriers maintaining valid permits under all applicable hazardous materials laws and only at treatment, storage and disposal facilities that have been and are, to the best of the Issuer's knowledge, operating in compliance with such permits; and (iv) the Issuer has taken all reasonable steps necessary to determine that no hazardous materials have been disposed of or otherwise released by it except in compliance with hazardous material laws.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Issuer as of the date set forth above.

NORTH SPRINGS IMPROVEMENT DISTRICT

[SEAL]

By:______________________________
Anthony Avello,
President, Board of Supervisors

By:______________________________
Vincent J. Moretti,
Secretary, Board of Supervisors

I hereby certify that the signatures of the officers which appear above are true and genuine, and that I know said officers and know them to hold the offices above-described.

By:______________________________
Brenda Richard, District Clerk

EXHIBIT D
FORM OF DISTRICT COUNSEL OPINION

[TO COME]

EXHIBIT E
CERTIFICATE OF DISTRICT ENGINEER

[CLOSING DATE]

North Springs Improvement District
Coral Springs, Florida

Raymond James & Associates, Inc.
Tampa, Florida

MBS Capital Markets, LLC
Tampa, Florida

Holland & Knight LLP
West Palm Beach, Florida

Re: North Springs Improvement District $[BOND AMOUNT] Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Bonds")

Ladies and Gentlemen:

The undersigned serves as the District Engineer to North Springs Improvement District (the "District"). This Certificate is furnished pursuant to Section 8(c)(10) of the Bond Purchase Contract dated [BPC DATE], between the Issuer and Raymond James & Associates, Inc., on behalf of itself and MBS Capital Markets, LLC relating to the sale of the above-captioned Bonds. Terms used herein in capitalized form and not otherwise defined herein shall have the meanings ascribed thereto in said Bond Purchase Contract or in the Official Statement dated [BPC DATE], relating to the Bonds (the "Official Statement").

1. The plans and specifications for the Series 2026 Project have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained. The Series 2026 Project has been, or can be, acquired, constructed, reconstructed, equipped and installed in accordance with such plans and specifications.

2. The Issuer has the water and wastewater capacity to serve the District's existing water and wastewater service areas within and outside of its boundaries as described in the Bond Report (hereinafter defined) as and when needed, without regard to whether the Issuer constructs new water treatment facilities or wastewater transmission and disposal facilities or acquires additional wastewater treatment and disposal capacity from Broward County, Florida.

3. The information set forth in the Preliminary Official Statement dated [POS DATE] (the "Preliminary Official Statement") and Official Statement dated [BPC DATE] under the captions "THE SYSTEM—'Overview of the System,' 'Service Area,' 'Water System,' 'Water Use Permit,' 'Historical Water Demand and Capacity,' 'Water Demand Projections,' 'Wastewater System,' 'Regulatory Status,' and 'Capital Improvements and the Series 2026 Project'," as of the respective dates of the Preliminary Official Statement and the Official Statement, and as of the date hereof, is true and correct in all material respects and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

4. The information set forth in the Report for Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026, [updated and revised September 8, 2026] (the "Bond Report") in [Chapter 3 – Water and Wastewater System and Service Area, Chapter 4 – Regulatory Status, and Chapter 5 – Capital Improvements and the Series 2026 Project] is true and correct in all material respects and, as of the date of the Bond Report, and as of the respective dates of the Preliminary Official Statement and the Official Statement, and as of the date hereof, does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

5. The cost of the components of the Series 2026 Project as stated in the Bond Report has been, or can be, acquired, constructed, reconstructed, equipped and installed in accordance with the plans and specifications for the Series 2026 Project heretofore approved by all regulatory bodies required to approve them or, to the extent such approval has not yet been obtained, for which such approval can reasonably be expected to be obtained and such costs are reasonable.

6. All governmental permits and approvals required to commence and complete construction, installation and equipping of the Series 2026 Project have been obtained or are reasonably expected to be obtained or made in a timely fashion as required for the anticipated completion of the Series 2026 Project.

7. All proceeds of the Series 2026 Bonds available for the construction, installation and equipping of the Series 2026 Project are reasonably expected to be expended within three years from the date hereof.

8. The reasonable expected average useful life of the Series 2026 Project is at least [30] years.

IN WITNESS WHEREOF, the undersigned has hereunto set my hand as of the date set forth above.

By:____
Jane C. Early, P.E., District Engineer

EXHIBIT F
FORMS OF SUPPLEMENTAL BOND COUNSEL OPINION
AND DISCLOSURE COUNSEL OPINION

[TO COME]

EXHIBIT G
ISSUE PRICE CERTIFICATE

NORTH SPRINGS IMPROVEMENT DISTRICT
(BROWARD COUNTY, FLORIDA)

$[BOND AMOUNT]
Convertible Capital Appreciation and Income
Water and Sewer Revenue Bonds, Series 2026

The undersigned, Raymond James & Associates, Inc., as lead managing underwriter on behalf of itself and MBS Capital Markets, LLC (the "Underwriter"), in its capacity as the Underwriter, as hereinafter defined, hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the "Bonds"). Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Purchase Contract (the "Purchase Contract") dated as of [BPC DATE] (the "Sale Date"), between the Issuer (hereinafter defined) and Underwriter.

1. Sale of the General Rule Maturities. As of the Sale Date, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A. A copy of the pricing wire or equivalent communication for the General Rule Maturities is attached to this certificate as Schedule B.

2. Initial Offering Price of the Hold-the-Offering-Price Maturities.

(a) The Underwriter offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Hold-the-Offering-Price Maturities is attached to this certificate as Schedule B.

(b) As set forth in the Purchase Contract for the Bonds, the Underwriter has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the unsold Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. The Underwriter has not offered or sold any unsold Bonds of any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. Additional Defined Terms.

(a) *Issuer* means North Springs Improvement District.

(b) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(c) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(d) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (i.e., ______, 2026), or (ii) the date on which the Underwriter has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company or corporation) other than an Underwriter or a Related Party to an Underwriter.

(g) *Related Party* means an entity that shares with another entity (1) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership of one corporation of another), (2) more than 50% common ownership of their capital interests or profits interests, if both parties are partnerships (including direct ownership by one partnership of another), or (3) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profits interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with a lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

4. <u>Yield.</u> We have been advised by Holland & Knight LLP, Bond Counsel to the Issuer ("Bond Counsel"), that the yield on an issue of tax exempt bonds is that discount rate which produces the same present value on the date of issue of the bonds which when used in computing the present value of all payments of principal and interest to be made with respect to the issue of bonds equals the present value of the aggregate of the issue prices of the issue of bonds. The aggregate offering price of the Bonds is $________. Using a computational methodology

acceptable to Bond Counsel and assuming that the aggregate offering price of the Bonds is the issue price of the Bonds, we have calculated the yield on the Bonds to be _____%. For the purposes hereof, yield has been calculated on a 360 day basis, assuming semi-annual compounding.

5. Weighted Average Maturity. We have been advised by Bond Counsel that the weighted average maturity of an issue of tax-exempt bonds is the sum of the products of the issue price of each maturity which is a part of the issue and the years to maturity (determined separately for each maturity and by taking into account mandatory redemptions), divided by the issue price of the entire issue. Assuming that the initial offering prices are the issue prices of the Bonds and that the entire issue price of the Bonds is $_________, we have calculated that the weighted average maturity of the Bonds is ______ years.

6. Series 2026 Reserve Account. The funding of the Series 2026 Reserve Subaccount established under the Bond Resolution in an amount equal to [the Series 2026 Reserve Subaccount Requirement] for the Bonds was a necessary and vital factor in order to market and sell the Bonds at the prices and yields that were achieved.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Underwriter's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds. Except as expressly set forth above, the certifications set forth herein may not be relied upon or used by any third party or for any other purpose.

[Signature on following page]

RAYMOND JAMES & ASSOCIATES, INC.

____
Edwin M. Bulleit, Managing Director

Dated: [CLOSING DATE]

[Signature page | Issue Price Certificate]

SCHEDULE A

ISSUE PRICE SCHEDULE

General Rule Maturities

Maturity Date	CUSIP #	Principal Amount	Interest Rate	Price

Hold-the-Offering-Price Maturities

Maturity Date	CUSIP #	Principal Amount	Interest Rate	Price

SCHEDULE B

PRICING WIRE

EXHIBIT D
FORM OF PRELIMINARY OFFICIAL STATEMENT

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER [______], 2026

NEW ISSUE - BOOK-ENTRY ONLY **See "RATINGS" herein**

In the opinion of Holland & Knight LLP, Bond Counsel, as more fully described herein, under existing law and assuming continuing compliance by the Issuer (hereinafter defined) with certain tax covenants, the amount treated as interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax imposed on individuals under the Code; however, the amount treated as interest on the Series 2026 Bonds is included in the "adjusted financial statement income" of certain corporations on which the federal alternative minimum tax is imposed under the Code. See "TAX MATTERS" herein.

NORTH SPRINGS IMPROVEMENT DISTRICT
(Broward County, Florida)

$[___________]*
Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026

Dated: Date of Delivery **Due: October 1, as shown on the inside cover**

North Springs Improvement District (the "Issuer") is issuing its Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds") only in fully registered form, without coupons, in Authorized Denominations (hereinafter defined). The Issuer was established in 1971 by Chapter 71-580, Laws of Florida, as supplemented and amended, as restated in its entirety by Chapter 2005-341, Laws of Florida, as supplemented and amended (the "Special Act"). The Issuer's boundaries include approximately 8,789 acres of land located in the Cities of Parkland and Coral Springs, Florida. See "THE ISSUER AND THE DISTRICT."

Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Resolution (hereinafter defined). See "APPENDIX B—The Resolution."

The Series 2026 Bonds are being issued under the Resolution as Additional Bonds and Convertible Capital Appreciation Bonds and as a single Term Bond. Prior to October 1, 2034 (the "Conversion Date"), the Series 2026 Bonds shall pay no current interest, but shall appreciate in value in accordance with the Appreciated Value Table attached hereto as Appendix F, compounding semi-annually, on each Compounding Date (April 1 and October 1), commencing April 1, 2027, from the date of delivery of the Series 2026 Bonds through the Conversion Date (unless sooner paid), at the Interest Rate per annum shown on the inside cover page hereof. See "APPENDIX F—Appreciated Value Table." See also "DESCRIPTION OF THE SERIES 2026 BONDS," including 'Certain Matters Relating to the Series 2026 Bonds Prior to Conversion'.

The Series 2026 Bonds will be Current Interest Bonds on and after the Conversion Date, bearing current interest on the Outstanding principal amount of the Series 2026 Bonds, initially equal to the Conversion Date Appreciated Value, at the Interest Rate per annum shown on the inside cover page hereof. Such interest shall accrue and be due, from the Conversion Date through and including the Maturity Date shown on the inside cover hereof, subject to earlier redemption, on each Interest Payment Date (April 1 and October 1), commencing April 1, 2035, and shall be calculated on the basis of a 360-day year of twelve 30-day months. The Series 2026 Bonds will be subject to optional and mandatory sinking fund redemption as provided in the Resolution and further described herein. See "DESCRIPTION OF THE SERIES 2026 BONDS," including 'Certain Matters Relating to the Series 2026 Bonds From and After Conversion' and 'Redemption Provisions'.

See the inside cover page hereof for the Maturity Date, Initial Principal Amount, Conversion Date Appreciated Value, Interest Rate, initial offering price and initial CUSIP number of the Series 2026 Bonds.

The Series 2026 Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Series 2026 Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Series 2026 Bonds will be paid from the sources provided below by the Trustee (hereinafter defined), directly to DTC as the registered owner thereof. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursement of such payments to the beneficial owners is the responsibility of DTC Participants and the Indirect Participants, as more fully described herein. Any purchaser as a beneficial owner of a Series 2026 Bond must maintain an account with a broker or dealer who is, or acts through, a DTC Participant to receive payment of the principal of and interest on such Series 2026 Bonds. See "DESCRIPTION OF THE SERIES 2026 BONDS—Book-Entry Only System."

The Series 2026 Bonds are being issued pursuant to the Special Act and other applicable provisions of law and Resolution No. 2012-08 adopted by the Board on December 21, 2011, as amended by Supplemental Resolution No. 2021-19 adopted by the Board on August 4, 2021 (collectively, the "Bond Resolution"), as supplemented by Series Resolution No. 2026-20 adopted by the Board on September 14, 2026 (the "2026 Series Resolution" and together with the Bond Resolution, the "Resolution"). U.S. Bank Trust Company, National Association (the "Trustee") is acting as the Trustee, Paying Agent and Bond Registrar under the Resolution. Pursuant to the Bond Resolution, the Issuer has issued its $25,405,000 Water and Sewer Revenue and Refunding Bond, Series 2024 (the "Series 2024 Bond"), currently Outstanding in the principal amount of $23,285,000. There are no Bonds Outstanding under the Bond Resolution other than the Series 2024 Bond.

The Series 2026 Bonds are secured under the Resolution by a lien upon and pledge of the Net Revenues derived by the Issuer from its ownership and operation of a combined potable water and sewer utility (as more fully defined in the Bond Resolution and described herein, the "System") and, until applied in accordance with the Resolution, the monies on deposit in the Funds and Accounts established pursuant to the Resolution, subject to the terms and conditions thereof (collectively, the "Pledged Revenues"). The Pledged Revenues do not include monies on deposit in the Rebate Fund or the Operation and Maintenance Fund, which are non-pledged funds, as more fully described herein. In addition, the Series 2026 Bonds are not secured by any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount. The Series 2026 Bonds are being issued on a parity as to the lien on and pledge of the Pledged Revenues (excluding monies on deposit in any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount) with the Series 2024 Bond and any Additional Bonds and Refunding Bonds that may be issued and Outstanding under the Bond Resolution subsequent to the issuance of the Series

2026 Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS."

The System provides services to a service area (the "Service Area") currently located in the boundaries of the Issuer and a limited area outside of the Issuer's boundaries, as more fully described herein. See "THE ISSUER AND THE DISTRICT," "THE SYSTEM—Service Area" and "APPENDIX A—Issuer's Report for the Series 2026 Bonds." Proceeds of the Series 2026 Bonds will be used to (i) finance a Project consisting of the acquisition, construction and equipping of all or a portion of various public Improvements to the System (the "Series 2026 Project"), as such Series 2026 Project is more fully described in "APPENDIX A—Issuer's Report for the Series 2026 Bonds;" (ii) make a deposit to the Series 2026 Reserve Subaccount established under the 2026 Series Resolution in an amount equal to [a portion of] the Series 2026 Reserve Subaccount Requirement for the Series 2026 Bonds; and (iii) pay costs of issuance of the Series 2026 Bonds, [including the premium for a Credit Facility in the form of a municipal bond insurance policy (the "Series 2026 Credit Facility")] [and the premium for a Reserve Account Credit Facility (the "Series 2026 Reserve Subaccount Credit Facility") which will be deposited to the credit of the Series 2026 Reserve Subaccount on the issuance date of the Series 2026 Bonds in satisfaction of the balance of the Series 2026 Reserve Subaccount Requirement]. See "PURPOSE OF THE SERIES 2026 BONDS," "THE SYSTEM," and "APPENDIX A—Issuer's Report for the Series 2026 Bonds." See also "ESTIMATED SOURCES AND USES OF PROCEEDS OF THE SERIES 2026 BONDS," "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS," including 'Construction Fund' and 'Series 2026 Reserve Subaccount';" [and "MUNICIPAL BOND INSURANCE."]

[The scheduled payment of principal of and interest on the Series 2026 Bonds when due will be guaranteed under the Series 2026 Credit Facility to be issued concurrently with the delivery of the Series 2026 Bonds by Assured Guaranty Inc. See "MUNICIPAL BOND INSURANCE" and "APPENDIX G—Specimen Municipal Bond Insurance Policy."

[LOGO]

Certain risks are associated with the Series 2026 Credit Facility [, as well as the Series 2026 Reserve Subaccount Credit Facility]. Assured Guaranty Inc. will have certain rights with respect to the Series 2026 Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Rights of Series 2026 Credit Facility Issuer." See also "MUNICIPAL BOND INSURANCE," "BONDHOLDERS' RISKS—Item No. 11," and "APPENDIX G—Specimen Municipal Bond Insurance Policy."]

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE ISSUER WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA. THE SERIES 2026 BONDS AND THE INTEREST THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE ISSUER OR A LIEN UPON ANY PROPERTY OF THE ISSUER OTHER THAN AS PROVIDED IN THE RESOLUTION. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE ISSUER OR OF ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY, INCLUDING, WITHOUT LIMITATION, BROWARD COUNTY, FLORIDA, THE CITY OF CORAL SPRINGS, FLORIDA OR THE CITY OF PARKLAND, FLORIDA TO PAY THE

PRINCIPAL AND INTEREST REQUIREMENTS OR ANY OTHER AMOUNTS REQUIRED TO BE PAID ON THE SERIES 2026 BONDS PURSUANT TO THE RESOLUTION.

INVESTMENT IN THE SERIES 2026 BONDS POSES CERTAIN RISKS AND THE SERIES 2026 BONDS ARE NOT A SUITABLE INVESTMENT FOR ALL POTENTIAL INVESTORS. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE SERIES 2026 BONDS. SEE "BONDHOLDERS' RISKS," and "SUITABILITY FOR INVESTMENT."

This cover page contains certain information for quick reference only. It is not a summary of the Series 2026 Bonds. Investors must read this entire Official Statement to obtain information essential to the making of an informed investment decision.

The Series 2026 Bonds are offered for delivery when, as and if issued by the Issuer and accepted by Raymond James & Associates, Inc. and MBS Capital Markets, LLC as the underwriters of the Series 2026 Bonds (collectively the "Underwriters"), subject to the receipt of the opinion of Holland & Knight LLP, West Palm Beach, Florida, Bond Counsel, as to the validity of the Series 2026 Bonds and the excludability of amounts treated as interest thereon from gross income for federal income tax purposes. Holland & Knight LLP, West Palm Beach, Florida, is also serving as Disclosure Counsel to the Issuer. Certain legal matters will be passed upon for the Underwriters by their counsel, Bryant Miller Olive, P.A., Orlando, Florida; for the Issuer by its counsel, Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Florida; and for the Trustee by its counsel, Squire Patton Boggs (US) LLP, Miami, Florida. Grace Solomon, Chief Legal Officer of the Issuer, is also serving as counsel to the Issuer in connection with the issuance of the Series 2026 Bonds. It is expected that the Series 2026 Bonds will be delivered in book-entry form through the facilities of DTC on or about October [___], 2026.

RAYMOND JAMES

MBS CAPITAL MARKETS, LLC

Dated: [_______], 2026

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* Preliminary, subject to change.

[Red Herring to be Added]

This Preliminary Official Statement and any information contained herein are subject to completion and amendment. The Series 2026 Bonds may not be sold and offers to buy may not be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances may this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

[INSIDE COVER PAGE]

SERIES 2026 BONDS MATURITY SCHEDULE

Maturity Date*	Initial Principal Amount*	Conversion Date Appreciated Value*	Interest Rate	Initial Offering Price	Initial CUSIP No.**

*Preliminary, subject to change.

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No dealer, broker, salesperson, or other person has been authorized by the North Springs Improvement District (the "Issuer") or the Underwriters reflected on the cover page hereof to give any information or make any representations, other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy and there shall be no offer, solicitation, or sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from public documents, records and other sources, including the Issuer, the District Manager of the Issuer, the Issuer's District Engineer, and other sources which are believed to be reliable. The Underwriters have provided the following sentence for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement, nor any sale made hereunder, shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuer or the System since the date hereof.

Statements contained herein that are not purely historical, are forward-looking statements, including statements regarding the Issuer's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included herein are based on information available on the date hereof, and the Issuer assumes no obligation to update any such forward-looking statements. Such forward-looking statements are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the Issuer. Actual results could differ materially from those discussed in such forward-looking statements and, therefore, there can be no assurance that the forward-looking statements included herein will prove to be accurate.

THIS OFFICIAL STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS EITHER IN BOUND PRINTED FORM ("ORIGINAL BOUND FORMAT") OR IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS OFFICIAL STATEMENT MAY BE RELIED UPON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT OR IF IT IS PRINTED IN FULL DIRECTLY FROM EITHER OR BOTH OF SUCH WEBSITES.

REFERENCES TO WEBSITE ADDRESSES PRESENTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE IN THE FORM OF A HYPERLINK SOLELY FOR THE READER'S CONVENIENCE. UNLESS SPECIFIED OTHERWISE, SUCH WEBSITES AND THE INFORMATION OR LINKS CONTAINED THEREIN ARE NOT INCORPORATED INTO, AND ARE NOT PART OF, THIS OFFICIAL STATEMENT FOR

ANY PURPOSE INCLUDING FOR PURPOSES OF RULE 15C2-12 PROMULGATED BY THE SECURITIES AND EXCHANGE COMMISSION.

Certain information in this Official Statement has been provided by The Depository Trust Company ("DTC"). The Issuer has not provided information in this Official Statement with respect to DTC and does not certify as to the accuracy or sufficiency of the disclosure policies of or content provided by DTC and is not responsible for the information provided by DTC.

[ASSURED GUARANTY INC. ("AG" OR THE "SERIES 2026 CREDIT FACILITY ISSUER") MAKES NO REPRESENTATION REGARDING THE SERIES 2026 BONDS OR THE ADVISABILITY OF INVESTING IN THE SERIES 2026 BONDS. AG HAS NOT INDEPENDENTLY VERIFIED, MAKES NO REPRESENTATION REGARDING, AND DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT OR ANY INFORMATION OR DISCLOSURE CONTAINED HEREIN, OR OMITTED HEREFROM, OTHER THAN WITH RESPECT TO THE ACCURACY OF THE INFORMATION REGARDING AG SUPPLIED BY AG AND PRESENTED UNDER THE HEADING "MUNICIPAL BOND INSURANCE" AND "APPENDIX G—SPECIMEN MUNICIPAL BOND INSURANCE POLICY."]

THIS OFFICIAL STATEMENT DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUER OR THE UNDERWRITERS AND ANY ONE OR MORE OF THE OWNERS OF THE SERIES 2026 BONDS.

THE SERIES 2026 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE RESOLUTION (HEREINAFTER DEFINED) BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE SERIES 2026 BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THE SERIES 2026 BONDS HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF BY SUCH JURISDICTIONS. NONE OF THE ISSUER, THE STATE OF FLORIDA, BROWARD COUNTY, FLORIDA, THE CITY OF CORAL SPRINGS, FLORIDA, THE CITY OF PARKLAND, FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION OR AGENCY THEREOF HAS GUARANTEED OR PASSED UPON THE MERITS OF THE SERIES 2026 BONDS. OTHER THAN THE ISSUER, NONE OF THE STATE OF FLORIDA, BROWARD COUNTY, FLORIDA, THE CITY OF CORAL SPRINGS, FLORIDA, THE CITY OF PARKLAND, FLORIDA, OR ANY OTHER POLITICAL SUBDIVISION OR AGENCY THEREOF HAS PASSED UPON THE ACCURACY, ADEQUACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE ISSUER FOR PURPOSES OF RULE 15c2-12 ISSUED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15c2-12(B)(1).

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OFFICIAL STATEMENT

NORTH SPRINGS IMPROVEMENT DISTRICT
(Broward County, Florida)

$[_________]*
Convertible Capital Appreciation and Income
Water and Sewer Revenue Bonds, Series 2026

INTRODUCTION

The purpose of this Official Statement, including the cover page, inside cover page, and Appendices hereto, is to provide certain information in connection with the offer for sale by the North Springs Improvement District (the "Issuer" or the "District") of its Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds").

The Issuer was established in 1971 by Chapter 71-580, Laws of Florida, as supplemented and amended, as restated in its entirety by Chapter 2005-341, Laws of Florida, as supplemented and amended (the "Special Act"). The Issuer's boundaries include approximately 8,789 acres of land located in the City of Parkland, Florida (the "City of Parkland"), the City of Coral Springs, Florida (the "City of Coral Springs"). See "THE ISSUER AND THE DISTRICT."

The Series 2026 Bonds are being issued pursuant to the Special Act and other applicable provisions of law and Resolution No. 2012-08 adopted by the Board on December 21, 2011 (the "Original Bond Resolution"), as amended by Supplemental Resolution No. 2021-19 adopted by the Board on August 4, 2021 (collectively, the "Bond Resolution"), as supplemented by Series Resolution No. 2026-20 adopted by the Board on September 14, 2026 (the "2026 Series Resolution" and together with the Bond Resolution, the "Resolution"). Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Resolution. See "APPENDIX B—The Resolution." Pursuant to the Bond Resolution, the Issuer has issued its $25,405,000 Water and Sewer Revenue and Refunding Bond, Series 2024 (the "Series 2024 Bond"), currently Outstanding in the principal amount of $23,285,000. There are no Bonds Outstanding under the Bond Resolution other than the Series 2024 Bond.

The Series 2026 Bonds are being issued under the Resolution as Additional Bonds and Convertible Capital Appreciation Bonds and as a single Term Bond. **Amounts will not be currently due and payable with respect to the Series 2026 Bonds prior to the Conversion Date.** See "DESCRIPTION OF THE SERIES 2026 BONDS," including "Certain Matters Relating to the Series 2026 Bonds Prior to Conversion'," and "BONDHOLDERS' RISKS—Item No. 12."

The Series 2026 Bonds are secured under the Resolution by a lien upon and pledge of the Net Revenues derived by the Issuer from its ownership and operation of a combined potable water and sewer utility (as more fully defined in the Bond Resolution and described herein, the "System") and, until applied in accordance with the Resolution, the monies on deposit in the Funds and Accounts established pursuant to the Resolution, subject to the terms and conditions thereof (collectively, the "Pledged Revenues"). The Pledged Revenues do not include monies on deposit

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* Preliminary, subject to change.

in the Rebate Fund or the Operation and Maintenance Fund, which are non-pledged funds, as more fully described herein. In addition, the Series 2026 Bonds are not secured by any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount.

The Series 2026 Bonds are being issued on a parity as to the lien on and pledge of the Pledged Revenues (excluding monies on deposit in any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount) with the Series 2024 Bond and any Additional Bonds and Refunding Bonds that may be issued and Outstanding under the Bond Resolution subsequent to the issuance of the Series 2026 Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS."

The System provides services to a service area (the "Service Area") currently located in the boundaries of the Issuer and a limited area outside of the Issuer's boundaries, as more fully described herein. See "THE ISSUER AND THE DISTRICT," "THE SYSTEM—Service Area" and "APPENDIX A—Issuer's Report for the Series 2026 Bonds." Proceeds of the Series 2026 Bonds will be used as described herein under "PURPOSE OF THE SERIES 2026 BONDS."

[The scheduled payment of principal of and interest on the Series 2026 Bonds when due will be guaranteed under the Series 2026 Credit Facility (hereinafter defined) to be issued concurrently with the delivery of the Series 2026 Bonds by Assured Guaranty Inc. (the "Series 2026 Credit Facility Issuer"). See "MUNICIPAL BOND INSURANCE" and "APPENDIX G—Specimen Municipal Bond Insurance Policy."]

[Certain risks are associated with the Series 2026 Credit Facility] [, as well as the Series 2026 Reserve Subaccount Credit Facility (hereinafter defined)]. The Series 2026 Credit Facility Issuer will have certain rights with respect to the Series 2026 Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Rights of Series 2026 Credit Facility Issuer." See also "MUNICIPAL BOND INSURANCE," "BONDHOLDERS' RISKS—Item No. 11," and "APPENDIX G—Specimen Municipal Bond Insurance Policy."]

INVESTMENT IN THE SERIES 2026 BONDS POSES CERTAIN RISKS AND THE SERIES 2026 BONDS ARE NOT A SUITABLE INVESTMENT FOR ALL POTENTIAL INVESTORS. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE SERIES 2026 BONDS. SEE "BONDHOLDERS' RISKS" and "SUITABILITY FOR INVESTMENT."

There follows in this Official Statement a brief description of the Issuer, together with summaries of terms of the Series 2026 Bonds, the Resolution and certain provisions of the Act. All references herein to the Resolution and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Series 2026 Bonds are qualified by reference to the definitive forms thereof and the information with respect thereto contained in the Resolution. The full text of the Resolution appears as Appendix B hereto.

Information about the System and the Series 2026 Project is also included herein. See "THE SYSTEM." Such information does not purport to be comprehensive or definitive. Reference is made to the Issuer's "Report for Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026" (the "Report") attached hereto as Appendix A for more information about the System, which should be read in its entirety.

PURPOSE OF THE SERIES 2026 BONDS

The net proceeds of the Series 2026 Bonds will be applied to (i) finance a Project consisting of the acquisition, construction and equipping of all or a portion of various public Improvements to the System (the "Series 2026 Project"), as such Series 2026 Project is more fully described in "APPENDIX A—Issuer's Report for the Series 2026 Bonds;" (ii) make a deposit to the Series 2026 Reserve Subaccount established under the 2026 Series Resolution in an amount equal to [a portion of] the Series 2026 Reserve Subaccount Requirement for the Series 2026 Bonds; and (iii) pay costs of issuance of the Series 2026 Bonds, [including the premium for a Credit Facility in the form of a municipal bond insurance policy (the "Series 2026 Credit Facility")] [and the premium for a Reserve Account Credit Facility (the "Series 2026 Reserve Subaccount Credit Facility") which will be deposited to the credit of the Series 2026 Reserve Subaccount on the issuance date of the Series 2026 Bonds in satisfaction of the balance of the Series 2026 Reserve Subaccount Requirement]. See "THE SYSTEM," and "APPENDIX A—Issuer's Report for the Series 2026 Bonds." See also "ESTIMATED SOURCES AND USES OF PROCEEDS OF THE SERIES 2026 BONDS," "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS," including 'Construction Fund' and 'Series 2026 Reserve Subaccount'," [and "MUNICIPAL BOND INSURANCE."]

DESCRIPTION OF THE SERIES 2026 BONDS

General Description

<u>General</u>

The Series 2026 Bonds are issuable as fully registered Bonds, without coupons, in Authorized Denominations. The 2026 Series Resolution defines "Authorized Denominations" to mean, with respect to the Series 2026 Bonds: (a) prior to the Conversion Date, the greater of: (i) the Initial Principal Amount attributable to each $5,000 of Conversion Date Appreciated Value or (ii) the Appreciated Value of each $5,000 of Conversion Date Appreciated Value and (b) on and after the Conversion Date, the denomination of $5,000 or any integral multiple in excess thereof. [See "BONDHOLDERS' RISKS—Item No. 12."]

The Series 2026 Bonds will be initially issued in the form of a single fully-registered certificate. Upon initial issuance, the ownership of the Series 2026 Bonds will be registered in the bond register kept by the Trustee in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"). See "DESCRIPTION OF THE SERIES 2026 BONDS—Book-Entry Only System" below.

U.S. Bank Trust Company, National Association, having a designated corporate trust office in Fort Lauderdale, Florida, will serve as the initial Trustee, Bond Registrar and Paying Agent for the Series 2026 Bonds.

See "APPENDIX B—The Resolution."

<u>Certain Matters Relating to the Series 2026 Bonds Prior to Conversion</u>

Prior to the Conversion Date (October 1, 2034), the Series 2026 Bonds shall pay no current interest, but shall appreciate in value in accordance with the Appreciated Value Table, compounding semi-annually on each Compounding Date (April 1 and October 1), commencing April 1, 2027, from the date of delivery of the Series 2026 Bonds through the Conversion Date (unless sooner paid), at the Interest Rate per annum shown on the inside cover page hereof. See "APPENDIX F—Appreciated Value Table." See also "BONDHOLDERS' RISKS—Item No. 12."

The "Appreciated Value" of the Series 2026 Bonds is defined in the 2026 Series Resolution to mean (1) as of any date of computation prior to the Interest Commencement Date (also referred to in the 2026 Series Resolution and herein as the "Conversion Date") for the Series 2026 Bonds, an amount equal to the principal amount thereof on the date of original issuance plus the interest accrued on such Series 2026 Bonds from the date of original issuance of such Series 2026 Bonds to the Compounding Date for the Series 2026 Bonds next preceding the date of computation or the date of computation if a Compounding Date, such interest to compound semi-annually at the times and at the Interest Rate relating to said Series 2026 Bonds, plus, if such date of computation shall not be a Compounding Date, a portion of the difference between the Appreciated Value as of the immediately preceding Compounding Date (or the date of original issuance if the date of computation is prior to the first Compounding Date succeeding the date of original issuance) and the Appreciated Value as of the immediately succeeding Compounding Date, calculated based upon an assumption that Appreciated Value accrues during any period in equal daily amounts on the basis of a year of 360 days consisting of twelve months of thirty days each; and (2) on the Interest Commencement Date for the Series 2026 Bonds, the Appreciated Value as of such Interest Commencement Date. See "APPENDIX B—The Resolution."

The Bond Resolution provides that for the purposes of (a) receiving payment of the redemption price if a Capital Appreciation and Income Bond is redeemed prior to maturity, or (b) receiving payment of a Capital Appreciation and Income Bond if the principal of all Bonds becomes due and payable under the provisions of the Bond Resolution, or (c) computing the amount of Bonds held by the holder of a Capital Appreciation and Income Bond in giving to the Issuer or any trustee or receiver appointed to represent the Bondholders any notice, consent, request or demand pursuant to the Bond Resolution for any purpose whatsoever, the principal amount of a Capital Appreciation and Income Bond shall be deemed to be its Appreciated Value.

Certain Matters Relating to the Series 2026 Bonds From and After Conversion

Pursuant to the 2026 Series Resolution, on the Conversion Date, the Series 2026 Bonds shall, without any action necessitated on the part of the Issuer, or any owner, or any other person or entity, cease to be Capital Appreciation and Income Bonds and automatically convert to Current Interest Bonds.

As a result of such Conversion, the Series 2026 Bonds will be Current Interest Bonds on and after the Conversion Date, bearing current interest, from the Conversion Date through and including the Maturity Date shown on the inside cover hereof, subject to earlier redemption, at the Interest Rate per annum shown on the inside cover page hereof on the Outstanding principal amount of the Series 2026 Bonds, initially equal to the Conversion Date Appreciated Value. Such interest shall accrue and be due on each Interest Payment Date (April 1 and October 1), commencing April 1, 2035, and shall be calculated on the basis of a 360-day year of twelve 30-day months. The Series 2026 Bonds will be subject to optional and mandatory sinking fund redemption as provided in the Resolution and further described herein. See "DESCRIPTION OF THE SERIES 2026 BONDS—Redemption Provisions." See also "APPENDIX B—The Resolution."

Book-Entry Only System

The information in this section concerning DTC and DTC's book-entry system has been obtained from DTC and neither the Issuer nor the Underwriters makes any representation or warranty or takes any responsibility for the accuracy or completeness of such information.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered Series 2026 Bond certificate will be issued and deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and the Indirect Participants are collectively referred to herein as the "DTC Participants." DTC has a Standard & Poor's rating of AA+. The DTC rules applicable to its DTC Participants are on file with the Securities and Exchange Commission (the "SEC"). More information about DTC can be found at www.dtcc.com.

Purchases of Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond (each a "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2026 Bond documents. For example, Beneficial Owners of Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such series or maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or the Paying Agent on a payment date in accordance with their respective holdings shown on DTC's records. Payments by DTC Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such DTC Participant and not of DTC nor its nominee, the Trustee, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest on the Series 2026 Bonds, as applicable, to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Series 2026 Bond certificates are required to be printed and delivered. Subject to the policies and procedures of DTC (or any successor securities depository), the Issuer may decide to discontinue use of the system of book-entry transfers through DTC upon compliance with any applicable DTC rules and procedures. In that event, Series 2026 Bond certificates will be printed and delivered.

SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE SERIES 2026 BONDS, AS NOMINEE OF DTC, REFERENCES HEREIN TO THE HOLDERS OF THE SERIES 2026 BONDS OR REGISTERED OWNERS OF THE SERIES 2026 BONDS SHALL MEAN DTC AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS.

The Issuer can make no assurances that DTC will distribute payments of principal or interest on the Series 2026 Bonds to the Direct Participants, or that Direct and Indirect Participants will distribute payments of principal of, redemption price, if any, or interest on the Series 2026 Bonds or redemption notices to the Beneficial Owners of such Series 2026 Bonds or that they will do so on a timely basis, or that DTC or any of its Participants will act in a manner described in this Official Statement. The Issuer is not responsible or liable for the failure of DTC to make any payment to any Direct Participant or failure of any Direct or Indirect Participant to give any notice or make any payment to a Beneficial Owner in respect to the Series 2026 Bonds or any error or delay relating thereto. The rights of holders of beneficial interests in the Series 2026 Bonds and the manner of transferring or pledging those interests are subject to applicable state law. Holders of beneficial interests in the Series 2026 Bonds may want to discuss the manner of transferring or pledging their interest in the Series 2026 Bonds with their legal advisors.

NONE OF THE ISSUER, THE TRUSTEE OR THE PAYING AGENT SHALL HAVE ANY OBLIGATION WITH RESPECT TO ANY DEPOSITORY PARTICIPANT OR BENEFICIAL OWNER OF THE SERIES 2026 BONDS DURING SUCH TIME AS THE SERIES 2026 BONDS ARE REGISTERED IN THE NAME OF A SECURITIES DEPOSITORY PURSUANT TO A BOOK-ENTRY ONLY SYSTEM OF REGISTRATION.

Redemption Provisions

Optional Redemption

The Series 2026 Bonds that are Current Interest Bonds are subject to redemption at the option of the Issuer prior to maturity, in whole or in part, at any time on or after October 1, 2034 at a redemption price equal to 100% of the Series 2026 Bonds or portions thereof to be redeemed, plus accrued interest to the redemption date (provided that if such optional redemption occurs on the Conversion Date, the redemption price shall instead be equal to the Appreciated Value of the Series 2026 Bonds to be redeemed).

Mandatory Redemption

The Series 2026 Bonds that are Current Interest Bonds are subject to mandatory redemption, in part by lot, by the Issuer on October 1 in the respective years set forth in the following table, from moneys in the Principal Account, at a redemption price of 100% of the principal amount thereof plus accrued interest to the redemption date.

Year Beginning October 1,	Amortization Requirements
2035	$
2036	
2037	
2038	
2039	
2040	
2041	
2042	
2043*	

*Final Maturity

No Extraordinary Mandatory Redemption

Notwithstanding anything to the contrary in the Bond Resolution, the Series 2026 Bonds shall not be subject to extraordinary mandatory redemption from amounts remaining in the Series 2026 Construction Account upon completion of the Series 2026 Project. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Construction Fund."

Partial Redemption

Pursuant to the Resolution, if less than all of the Series 2026 Bonds shall be called for redemption, the particular Series 2026 Bonds to be redeemed shall be selected by lot. The Resolution further provides that upon any redemption of any Series 2026 Bonds (other than Series 2026 Bonds redeemed in accordance with scheduled Amortization Requirements), the Issuer shall cause to be recalculated and delivered to the Paying Agent revised Amortization Requirements recalculated so as to amortize the Outstanding Series 2026 Bonds so redeemed in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds so redeemed.

Any Series 2026 Bond which is to be redeemed only in part shall be surrendered at any place of payment specified in the notice of redemption (with due endorsement by, or written instrument of transfer in form satisfactory to the Bond Registrar duly executed by the owner thereof or his duly authorized attorney or legal representative in writing) and the Issuer shall execute and the Bond Registrar shall authenticate and deliver to the owner of such Series 2026 Bond, without charge, other than any applicable tax or other governmental charge, a new Series 2026 Bond or Series 2026 Bonds, of any Authorized Denomination, as requested by such owner in an aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Series 2026 Bonds so surrendered.

See "APPENDIX B—The Resolution."

Notice of Redemption

Pursuant to the Bond Resolution, the Issuer shall provide written notice to the Trustee of its intent to redeem all or any portion of the Series 2026 Bonds (other than Series 2026 Bonds redeemed in accordance with scheduled Amortization Requirements) at least sixty (60) days prior to the redemption date of any Series 2026 Bonds. At least thirty (30) days, but not more than forty-five (45) days, before the redemption date of any Series 2026 Bonds, the Trustee shall cause a notice of such redemption to be (1) filed with each Paying Agent, (2) sent by registered or certified mail or overnight delivery service to registered securities depositories and to national information services that disseminate redemption notices, and (3) mailed, postage prepaid, to all holders of Series 2026 Bonds to be redeemed in whole or in part at their addresses as they appear on the registration books provided for in the Bond Resolution. Failure to file any such notice with any Paying Agent or to mail any such notice to any Bondholder or to any securities depository or national information service or any defect therein shall not affect the validity of the proceedings for redemption, except to the extent a Bondholder is prejudiced thereby, and then, only with respect to such Bondholder. Each such notice shall set forth (i) the date fixed for redemption, (ii) the redemption price to be paid, (iii) the CUSIP numbers and the certificate numbers of the Series 2026 Bonds to be redeemed, (iv) the name and address of the Paying Agent for the Series 2026 Bonds, (v) the dated date, interest rate and maturity date of the Series 2026 Bonds, (vi) if less than all of the Series 2026 Bonds then Outstanding shall be called for redemption, the amounts of each of the Series 2026 Bonds to be redeemed, and (vii) the name, address and telephone number of the person or entity to be responsible for such redemption.

Any notice mailed as provided above may be contingent upon the occurrence of certain conditions, including the deposit of funds sufficient to pay the redemption price of the Series 2026 Bonds subject to such notice, and that if such conditions do not occur, the notice will be rescinded, provided notice of rescission shall be mailed in the manner described above to all affected Holders not later than the date of redemption.

See “APPENDIX B—The Resolution.”

Effect of Calling for Redemption

On the date so designated for redemption, notice having been given in the manner and under the conditions provided for in the Bond Resolution, and, monies for payment of the redemption price being held in separate accounts by the Trustee or the Paying Agent in trust for the holders of the Series 2026 Bonds to be redeemed, all as provided pursuant to the Bond Resolution, the Series 2026 Bonds so called for redemption shall become and be due and payable at the redemption price provided for redemption of such Series 2026 Bonds on such date, interest on the Series 2026 Bonds so called for redemption shall cease to accrue, such Series 2026 Bonds shall not be deemed to be Outstanding under the Bond Resolution and shall cease to be entitled to any lien, benefit or security under the Bond Resolution, and the Holder of such Series 2026 Bonds shall have no rights in respect thereof, except to receive payment of the redemption price thereof, including accrued interest to the date of redemption. See “APPENDIX B—The Resolution.”

Authority to Purchase Series 2026 Bonds

The Issuer has the option to purchase any Outstanding Series 2026 Bonds for cancellation, all as more fully provided in the Bond Resolution. See “APPENDIX B—The Resolution.”

ESTIMATED SOURCES AND USES OF PROCEEDS OF THE SERIES 2026 BONDS

Sources	
Principal Amount of Series 2026 Bonds	$
[(Less: Original Issue Discount)]	______
Total Sources	$
Uses	
Deposit to Series 2026 Construction Account (1)	$
Deposit to Series 2026 Reserve Subaccount (2)	
Deposit to Series 2026 Costs of Issuance Account (3)	______
Total Uses	$

(1) To be applied to pay all or a portion of the Costs of the Series 2026 Project.

(2) [Equal to [[___] percent ([__]%)] of] the Series 2026 Reserve Subaccount Requirement. [The face amount of the Series 2026 Reserve Subaccount Credit Facility, together with the cash amount deposited to the Series 2026 Reserve Subaccount, will equal the Series 2026 Reserve Subaccount Requirement.]

(3) To be applied to pay costs of issuance of the Series 2026 Bonds, including the fees of professionals and consultants, rating agency fees, printing, other related costs of issuance, [and the premium for the Series 2026 Credit Facility] [and the premium for the Series 2026 Reserve Subaccount Credit Facility]. Also includes Underwriters' discount not deposited to the Series 2026 Costs of Issuance Account.

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COMBINED DEBT SERVICE REQUIREMENTS

The following table sets forth the Principal and Interest Requirements for the Fiscal Years of the Issuer ending September 30, as shown below, on (i) the Outstanding Series 2024 Bond through its scheduled maturity date of October 1, 2034 and (ii) the Series 2026 Bonds from the Conversion Date of October 1, 2034 through their stated Maturity Date of October 1, 2043.

Note that both the stated maturity date of the Outstanding Series 2024 Bond and the Conversion Date of the Series 2026 Bonds occur in the Issuer's Fiscal Year ending September 30, 2035 and that the stated Maturity Date of the Series 2026 Bonds occurs in the Issuer's Fiscal Year ending September 30, 2044.

	Outstanding Series 2024 Bond			Series 2026 Bonds			Total
Fiscal Year Ending 9/30	Principal	Interest	Total[1]	Principal	Interest	Total[1]	Aggregate Debt Service[1]
2026	$	$	$	$	$	$	$
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
2035[2]							
2036							
2037							
2038							
2039							
2040							
2041							
2042							
2043							
2044[3]							
TOTAL	$______	$______	$______	$______	$______	$______	$______

(1) Totals may not foot due to rounding.
(2) Stated maturity date of the Series 2024 Bond is October 1, 2034; Conversion Date is October 1, 2034.
(3) Stated Maturity Date of the Series 2026 Bonds is October 1, 2043.
Source: Issuer

SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS

General

As noted earlier, the Series 2026 Bonds are secured under the Resolution by a lien upon and pledge of the Pledged Revenues, which consist of the Net Revenues of the System and, until applied in accordance with the Resolution, the monies on deposit in the Funds and Accounts established pursuant to the Resolution, subject to the terms and conditions thereof. The Pledged Revenues do not include monies on deposit in the Rebate Fund or the Operation and Maintenance Fund, which are non-pledged funds, as more fully described below. **Accordingly, the Trustee does not have direct possession or control of such Net Revenues until they are transferred to it by the Issuer from the Operation and Maintenance Fund in accordance with the Bond Resolution.** See "Flow of Funds" below and "BONDHOLDERS' RISKS—Item No. 1."

In addition, the Series 2026 Bonds are not secured by any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount.

Impact Fees will not be available to pay any amounts due with respect to the Series 2026 Bonds.

The Series 2026 Bonds are being issued on a parity as to the lien on and pledge of the Pledged Revenues (excluding monies on deposit in any subaccount in the Reserve Account other than the Series 2026 Reserve Subaccount) with the Series 2024 Bond and any Additional Bonds and Refunding Bonds that may be issued and Outstanding under the Bond Resolution subsequent to the issuance of the Series 2026 Bonds. See "Additional Bonds" and "Refunding Bonds" below. As a condition to the issuance of the Series 2026 Bonds, the Issuer will comply with the requirements of the Bond Resolution relating to the issuance of Additional Bonds. See "Additional Bonds" below.

The Outstanding Series 2026 Bonds, the Outstanding Series 2024 Bond, and any Additional Bonds and Refunding Bonds that may be issued and Outstanding under the Bond Resolution subsequent to the issuance of the Series 2026 Bonds are defined collectively in the Bond Resolution, and sometimes referred to collectively herein, as the "Bonds."

The Series 2024 Bond is secured by a subaccount in the Reserve Account (the "Series 2024 Reserve Subaccount"), which was funded at the time of issuance of the Series 2024 Bond in the amount of $779,061.62. The Series 2024 Reserve Subaccount secures only the Series 2024 Bond. Monies in the Series 2024 Reserve Subaccount are not part of the Pledged Revenues pledged to the Series 2026 Bonds.

The Series 2026 Bonds will be secured by the Series 2026 Reserve Subaccount, which secures only the Series 2026 Bonds. Monies in the Series 2026 Reserve Subaccount are not part of the Pledged Revenues pledged to any Series of Bonds, including the Outstanding Series 2024 Bond, other than the Series 2026 Bonds. See "BONDHOLDERS' RISKS—Item No. 1."

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE ISSUER WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA. THE SERIES 2026 BONDS AND THE INTEREST THEREON DO NOT

CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE ISSUER OR A LIEN UPON ANY PROPERTY OF THE ISSUER OTHER THAN AS PROVIDED IN THE RESOLUTION. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE ISSUER OR OF ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY, INCLUDING, WITHOUT LIMITATION, BROWARD COUNTY, FLORIDA, THE CITY OF CORAL SPRINGS, FLORIDA OR THE CITY OF PARKLAND, FLORIDA TO PAY THE PRINCIPAL AND INTEREST REQUIREMENTS OR ANY OTHER AMOUNTS REQUIRED TO BE PAID ON THE SERIES 2026 BONDS PURSUANT TO THE RESOLUTION.

Amounts will not be currently due and payable with respect to the Series 2026 Bonds prior to the Conversion Date. See "DESCRIPTION OF THE SERIES 2026 BONDS," including "Certain Matters Relating to the Series 2026 Bonds Prior to Conversion'," and "BONDHOLDERS' RISKS—Item No. 12."

The Resolution does not create a lien or mortgage on the System.

The 2026 Series Resolution provides that, for all purposes of the Resolution, the term "Consulting Engineers" shall be deemed to mean the Issuer's District Engineer.

Pledged Revenues

The Net Revenues are defined in the Bond Resolution to mean the Gross Revenues, after deduction of the Cost of Operation and Maintenance.

For purposes of the Resolution, the following definitions have the meanings set forth below:

"Cost of Operation and Maintenance" of the System means the reasonable and necessary expenses of administration, maintenance, repair and operation of the System, including, without limitation, all ordinary and usual expenses of maintenance and repair, all administrative expenses of the Issuer, insurance premiums, engineering expenses, legal expenses, any taxes which may be lawfully imposed on the System or its income or operations and reserves therefor, and any other expenses required to be paid by the Issuer under the provisions of the Bond Resolution or by law, as such expenses are determined to have been incurred in accordance with the method of accounting used in the official annual comprehensive financial statements of the Issuer including, to the extent so determined, expenses not annually recurring, but excluding (i) any reserves for extraordinary maintenance or repair, (ii) any allowance for depreciation or amortization, (iii) any payments or receipts relating to Interest Rate Swaps, and (iv) any deposits or transfers to the credit of the Funds and Accounts and the Rebate Fund; provided, however, that to the extent such Cost of Operation and Maintenance relates, all or in part, to a future period of time, they shall be prospectively determined by reference to the Annual Budget.

"Gross Revenues" means all fees, rentals, charges and other income, including any investment income from monies held on deposit in the Operation and Maintenance Fund and any of the Funds and Accounts created pursuant to the Bond Resolution received by or accrued to the Issuer in connection with or as a result of its ownership or operation of the System, including Connection Charges and Impact Fees, all as calculated in accordance with the method of accounting used in the comprehensive annual financial statements of the Issuer; provided, however, Gross Revenues shall not include: (i) receipts and revenues derived from the imposition of an ad valorem tax or any other tax the Issuer is authorized, from time to time, to levy pursuant to applicable law; and (ii) any investment income earned on funds held in the Rebate Fund. For purposes of determining the Issuer's compliance with the test for issuing Additional Bonds set forth in Section 2.08 of the Bond Resolution and the rate covenant set forth in Section 5.03 of the Bond Resolution, to the extent that any Pledged Revenues are deposited to the Rate Stabilization Fund and applied to pay Costs of Operation and Maintenance, such amounts shall be deemed to be part of Gross Revenues when so used.

"System" means, collectively, the complete water production, transmission, treatment and distribution facilities and sewage collection, transmission, treatment and disposal facilities now[(1)] owned and operated and hereafter owned and operated by the Issuer, together with any and all improvements, extensions and additions thereto hereafter constructed or acquired either from the proceeds of Bonds or from other sources, and all property, real or personal, tangible or intangible, now or hereafter owned or used in connection therewith.

[(1)] Refers to the date of adoption of the Original Bond Resolution

Funds and Accounts

<u>Construction Fund</u>

Pursuant to the 2026 Series Resolution, the Issuer has established a Series 2026 Construction Account in the Construction Fund, to which a portion of the proceeds of the Series 2026 Bonds shall be deposited to be applied to pay Costs of the Series 2026 Project. See "ESTIMATED SOURCES AND USES OF PROCEEDS OF THE SERIES 2026 BONDS." The Issuer has also established a Series 2026 Costs of Issuance Account in the Series 2026 Construction Fund from which costs of issuance of the Series 2026 Bonds will be paid. Amounts remaining on deposit in the Series 2026 Costs of Issuance Account 180 days after the issuance of the Series 2026 Bonds shall be transferred to the Series 2026 Construction Account and the Series 2026 Costs of Issuance Account shall be closed.

Monies in the Series 2026 Construction Account and the Series 2026 Costs of Issuance Account shall be disbursed pursuant to a requisition process in accordance with the Bond Resolution. When the construction of the Series 2026 Project is completed, which fact shall be evidenced to the District Manager and Trustee by a certificate stating the date of such completion, signed and approved by the Consulting Engineers, the balance in the Series 2026 Construction Account not reserved for the payment of any remaining part of the Cost of the Series 2026 Project, shall be retained, after consultation with counsel with expertise in the field of tax-exempt municipal finance, in the Series 2026 Construction Account to pay the Cost of a different Project.

<u>Establishment of Additional Funds and Accounts</u>

In addition to the Construction Fund, the Bond Resolution establishes the following Funds and Accounts:

The North Springs Improvement District Water and Sewer Revenue Bonds Operation and Maintenance Fund (the "Operation and Maintenance Fund"), which is a non-pledged fund held in the custody of the Issuer. The Bond Resolution requires all Gross Revenues collected by the Issuer to be deposited, when initially received, to the credit of the Operation and Maintenance Fund. See "BONDHOLDERS' RISKS—Item No. 1."

As noted above, the Issuer is required to separately account for Impact Fees on deposit in the Operation and Maintenance Fund and shall apply and take into account Impact Fees for the purposes of the Bond Resolution only to the extent and in the manner permissible under applicable law. Accordingly, Impact Fees will not be available to pay any amounts due on the Series 2026 Bonds.

Pursuant to the Bond Resolution, monies in the Operation and Maintenance Fund shall be used solely for the purpose of paying the Cost of Operation and Maintenance as same becomes due and payable, making the deposits to the Funds and Accounts and Rebate Fund and making the other payments required by the Bond Resolution and, so long as all deposits required to be made by the Bond Resolution have been made and no Event of Default has occurred and is continuing, for any other lawful purposes of the Issuer, whether or not related to the System.

Amounts on deposit in the Rate Stabilization Fund may be transferred by the Trustee to the Issuer for deposit to the Operation and Maintenance Fund in accordance with the Bond Resolution.

(1) The North Springs Improvement District Water and Sewer Revenue Bonds Sinking Fund (the "Sinking Fund"), which is held in the custody of the Trustee, and therein four separate Accounts designated as the "Principal Account," "Interest Account," "Redemption Account," and "Reserve Account," respectively. Two additional special Funds, each of which is held in the custody of the Trustee are created and designated as the "North Springs Improvement District Water and Sewer Revenue Bonds Renewal and Replacement Fund" (the "Renewal and Replacement Fund") and the "North Springs Improvement District Water and Sewer Revenue Bonds Rate Stabilization Fund" (the "Rate Stabilization Fund"), respectively. An additional non-pledged fund that is held in the custody of the Trustee is created and designated the "North Springs Improvement District Water and Sewer Revenue Bonds Rebate Fund" (the "Rebate Fund").

The Bond Resolution provides that if required by the terms of any Series Resolution, the Issuer shall create and designate a separate sinking fund in connection with such Series of Bonds or provide within the Accounts in the Sinking Fund separate subaccounts in connection therewith and shall further provide for the funding thereof in the manner specified in such Series Resolution.

No separate subaccounts in the Sinking Fund have been established for the Series 2024 Bond or the Series 2026 Bonds.

Flow of Funds

<u>General</u>

The Bond Resolution provides that the Issuer shall transfer monies from the Operation and Maintenance Fund to the Trustee for deposit to the Rebate Fund at the times and in the amounts required to be transferred in order to comply with the rebate covenants set forth in the Bond Resolution. **As noted earlier, accordingly, the Trustee does not have direct possession or control of Net Revenues until they are transferred to it by the Issuer from the Operation and**

Maintenance Fund in accordance with the Bond Resolution. See "BONDHOLDERS' RISKS—Item No. 1."

Subject to the provisions of the Bond Resolution with respect to Subordinate Obligations and following an Event of Default under the Bond Resolution, the Issuer shall transfer to the Trustee, monthly, but not later than the twenty-fifth (25th) day of each month, amounts sufficient to make deposits to the credit of the Funds or Accounts in the Sinking Fund described below, in the following order of priority:

(1) to the credit of the Interest Account, such sums as shall be required to pay one-sixth of the interest which will become due on the next semi-annual Interest Payment Date on all Bonds then Outstanding (except as to Capital Appreciation Bonds and Capital Appreciation and Income Bonds prior to their applicable Interest Commencement Date); provided, however that such monthly deposits for interest shall not be required to be made to the extent that money on deposit therein is sufficient for such purpose; and provided, further, that amounts representing Capitalized Interest on deposit in a subaccount of the Interest Account shall only be credited to the particular Series of Bonds for which such subaccount was established in determining the amount required to be on deposit in the Interest Account;

(2) to the credit of the Principal Account, such sums as shall be required to pay one-twelfth of the amount of principal which will become payable on the next principal payment date on all Serial Bonds then Outstanding (including the Accreted Value and Appreciated Value of any Serial Capital Appreciation Bonds and Capital Appreciation and Income Bonds, respectively, coming due on such maturity dates) and an amount equal to one-twelfth of the principal amount of Term Bonds then Outstanding required to be retired in satisfaction of the Amortization Requirements, if any, for such Bond Year (including the Accreted Value and Appreciated Value of any Term Capital Appreciation Bonds and Capital Appreciation and Income Bonds, respectively, which are required to be redeemed during such Bond Year); provided, however, that such monthly deposits for principal and Amortization Requirements shall not be required to be made to the extent that money on deposit therein is sufficient for such purpose;

(3) to the credit of the Reserve Account, such amount, if any, after making the transfers under clauses (1) and (2) above, equal to the lesser of (i) the amount needed to make the amount on deposit to the credit of the Reserve Account equal to the Reserve Account Requirement for the Bonds then Outstanding or (ii) the amount as may be required to make the amount on deposit to the credit of the Reserve Account equal to the Reserve Account Deposit Requirement for the Bonds then Outstanding in accordance with the provisions of the fourth paragraph of Section 5.09 of the Bond Resolution, provided, however, no such transfer shall be required in any month if the amount then to the credit of the Reserve Account shall not be less than an amount equal to the Reserve Account Requirement applicable to the Outstanding Bonds;

(4) to the payment of principal, interest, amortization installments, redemption premium, if any, and required reserve account deposit payments on any Subordinate Obligations;

(5) to the credit of the Renewal and Replacement Fund, such amount, if any, of any balance remaining after making the transfers and payments under clauses (1) through (4) above equal to one-twelfth (1/12th) of the amount to be deposited from Pledged Revenues, if any, during such Fiscal Year until the amount therein is equal to the amount recommended in writing from time to time by the Consulting Engineers or Qualified Independent Consultant, as such

recommendation may be modified from time to time under the provisions of Section 5.11 of the Bond Resolution relating to the Renewal and Replacement Fund;

(6) to the credit of the Rate Stabilization Fund such amount, if any, of the balance remaining after making the transfers under clauses (1) through (5) above as shall be determined from time to time by the Issuer, in its sole discretion, for crediting thereto in order to prevent or minimize future increases in rates, fees, rentals and other charges of the System, all as provided in Section 5.12 of the Bond Resolution, as shall be reflected in the Annual Budget.

In the event that, with respect to the Bonds, the periods to elapse between Interest Payment Dates for the purposes of subsection (1) above or between the date of delivery of the Bonds and the next principal payment date for the purposes of subsection (2) above will be other than six months or twelve months, respectively, then such monthly payments shall be increased or decreased accordingly, in sufficient amounts to provide, as to such Series, the required interest or principal amount maturing on the next Interest Payment Date or principal payment date, as applicable.

As more fully provided for in the Bond Resolution, and subject to the terms and conditions thereof, in the event the monies held for the credit of the Interest Account and Principal Account shall be insufficient for the purpose of paying the interest on and the principal and Amortization Requirements of the Bonds when due, the Trustee shall immediately notify the Issuer in writing. In the event the Issuer fails, within three (3) business days after receipt of such notice, to transfer to the Trustee amounts on deposit in the Operation and Maintenance Fund sufficient to make up such deficiencies, the Trustee shall withdraw monies held for the credit of the Redemption Account, Rate Stabilization Fund, Renewal and Replacement Fund and Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid) in amounts sufficient to make up any such deficiency in the following order: first from any monies held for the credit of the Redemption Account, then from any monies held for the credit of the Rate Stabilization Fund, then from any monies held for the credit of the Renewal and Replacement Fund and then from any monies held for the credit of the Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid), and deposit the amounts so withdrawn to the credit of the Principal Account and Interest Account.

Application of Monies in Interest Account and Principal Account

Except as otherwise provided in a Series Resolution with respect to a Series of Bonds, the Trustee shall, prior to each Interest Payment Date, (a) withdraw from the Interest Account and remit by mail or cause the Paying Agent to remit by mail to each owner of Bonds the amounts required for paying the interest on such Bonds as such interest becomes due and payable and (b) withdraw from the Principal Account and deposit in trust with the Paying Agent the amounts required for paying the principal and Amortization Requirements of all Bonds as such principal and Amortization Requirements become due and payable. Amounts representing Capitalized Interest on deposit in a subaccount in the Interest Account shall only be applied to pay interest coming due on the Series of Bonds for which such subaccount was established.

Series 2026 Reserve Subaccount

The 2026 Series Resolution establishes the Series 2026 Reserve Subaccount in the Reserve Account, which subaccount secures only the Series 2026 Bonds. See "BONDHOLDERS'

RISKS—Item No. 2." Accordingly, this subsection only addresses the Series 2026 Reserve Subaccount.

The 2026 Series Resolution defines the "Series 2026 Reserve Subaccount Requirement" to mean $[_______], which amount is equal to fifty percent (50%) of the maximum annual Principal and Interest Requirements in the current or any future Bond Year for all Outstanding Series 2026 Bonds, determined on the date of issuance of the Series 2026 Bonds, and which Series 2026 Reserve Subaccount Requirement shall not exceed the lesser of (a) 125% of such average annual Principal and Interest Requirements for all Outstanding Series 2026 Bonds calculated as of the date of original issuance thereof or (b) 10% of the issue price of the Series 2026 Bonds calculated as of the date of original issuance thereof.

The Series 2026 Reserve Subaccount will be fully funded in an amount equal to the Series 2026 Reserve Subaccount Requirement on the date of issuance of the Series 2026 Bonds. A portion of the proceeds of the Series 2026 Bonds in an amount equal to [[____] percent ([___]%) of] the Series 2026 Reserve Subaccount Requirement will be deposited to the Series 2026 Reserve Subaccount on the date of issuance of the Series 2026 Bonds. See "ESTIMATED SOURCES AND USES OF PROCEEDS OF THE SERIES 2026 BONDS."

[The Issuer will obtain the Series 2026 Reserve Subaccount Credit Facility from the Series 2026 Credit Facility Issuer, which will be deposited to the credit of the Series 2026 Reserve Subaccount concurrently with the issuance of the Series 2026 Bonds. The Series 2026 Reserve Subaccount Credit Facility will be issued in a face amount which, in addition to the cash deposit to be made to the Series 2026 Reserve Subaccount upon the issuance of the Series 2026 Bonds, will satisfy the Series 2026 Reserve Subaccount Requirement for the Series 2026 Bonds. The premium on the Series 2026 Reserve Subaccount Credit Facility is to be fully paid at or prior to the issuance and delivery of the Series 2026 Bonds.]

The Bond Resolution provides that in the event the monies held for the credit of the Interest Account and Principal Account shall be insufficient for the purpose of paying the interest on and the principal and Amortization Requirements of the Bonds when due, and after notice from the Trustee the Issuer fails within the requisite time to transfer to the Trustee amounts on deposit in the Operation and Maintenance Fund sufficient to make up such deficiencies, all as described above under "Flow of Funds—General," then, after applying funds available for that purpose first, in the Redemption Account, then from any monies held for the credit of the Rate Stabilization Fund, then from any monies held for the credit of the Renewal and Replacement Fund, all as described above under "Flow of Funds—General," monies [and the Series 2026 Reserve Subaccount Credit Facility] held for the credit of the Series 2026 Reserve Subaccount shall be used for the purpose of paying the interest on and the principal and Amortization Requirements of the Bonds, as more fully described later below.

[As provided in the Bond Resolution, all money in the Series 2026 Reserve Subaccount shall be depleted prior to drawing on the Series 2026 Reserve Subaccount Credit Facility.]

[The Series 2026 Reserve Subaccount Credit Facility will provide that upon the receipt by the Series 2026 Credit Facility Issuer of a claim for payment executed by the Trustee certifying that provision for the payment of principal of or interest on the Series 2026 Bonds when due has not been made, and all money in the Series 2026 Reserve Subaccount has been depleted, the Series 2026 Credit Facility Issuer will promptly deposit funds with the Trustee sufficient to enable the

Trustee to make such payments due on the Series 2026 Bonds, but in no event exceeding the Policy Limit (as will be defined in the Series 2026 Reserve Subaccount Credit Facility).]

[The Series 2026 Reserve Subaccount Credit Facility will provide that the amount of the Series 2026 Reserve Subaccount Credit Facility will be automatically reduced to the extent of each payment made by the Series 2026 Credit Facility Issuer under the terms of the Series 2026 Reserve Subaccount Credit Facility and that the Issuer is required to reimburse the Series 2026 Credit Facility Issuer for any draws under the Series 2026 Reserve Subaccount Credit Facility with interest. Upon such reimbursement, the Series 2026 Reserve Subaccount Credit Facility is reinstated to the extent of each principal reimbursement up to but not exceeding the Policy Limit.]

Subject to the foregoing paragraph, whenever a withdrawal therefrom results in a deficiency in the Series 2026 Reserve Subaccount, or a deficiency in the Series 2026 Reserve Subaccount is determined to exist upon valuation of same pursuant to Section 6.02 of the Bond Resolution, the Issuer may make up such deficiency by making sixty successive monthly cash payments to the credit of the Reserve Account, each equal to one-sixtieth of such deficiency, commencing on the month following the event that caused the deficiency.

If the Series 2026 Reserve Subaccount Credit Facility shall terminate prior to the stated expiration date thereof, the Issuer agrees that it shall fund the Series 2026 Reserve Subaccount over a period not to exceed sixty months during which it shall make consecutive equal monthly payments for the credit of the Series 2026 Reserve Subaccount in order that the amount on deposit in such account at the end of such period shall be equal to the Series 2026 Reserve Subaccount Requirement; provided the Issuer may, with the prior written consent of the Series 2026 Credit Facility Issuer obtain a new Reserve Account Credit Facility in lieu of making the payments described in this paragraph.]

[Any additional disclosure to be added]

The 2026 Series Resolution provides that notwithstanding anything to the contrary in the Bond Resolution, any earnings in the Series 2026 Reserve Subaccount in excess of the Series 2026 Reserve Subaccount Requirement[, taking into account the face amount of the Reserve Subaccount Credit Facility], shall be retained in the Series 2026 Reserve Subaccount, subject to the applicable provisions of the federal tax certificate relating to the Series 2026 Bonds to be executed and delivered by the Issuer on the date of issuance of the Series 2026 Bonds; provided, however at such time as the Outstanding Series 2026 Bonds are the only Bonds Outstanding under the Bond Resolution, such excess shall be transferred from the Series 2026 Reserve Subaccount in accordance with the Bond Resolution. Further, the 2026 Series Resolution provides that any amounts in the Series 2026 Reserve Subaccount may, upon final maturity or redemption of all Outstanding Series 2026 Bonds, be used to pay principal of and interest on the Series 2026 Bonds at that time.

See [“MUNICIPAL BOND INSURANCE” and “BONDHOLDERS’ RISKS—Item No. 11” herein.] See also “APPENDIX B—The Resolution.”

Application of Monies in the Redemption Account

Money held for the credit of the Redemption Account shall be applied to the retirement of Bonds as follows:

(1) An Authorized Officer may endeavor to purchase any Bonds secured by the Bond Resolution and then Outstanding, whether or not such Bonds shall then be subject to redemption, on the most advantageous terms obtainable with reasonable diligence, such price not to exceed the principal of such Bonds plus the amount of the redemption premium, if any, which might on the next redemption date be paid to the holders of such Bonds under the provisions of Article III of the Bond Resolution if such Bonds should be called for redemption on such date from monies in the Sinking Fund. The Authorized Officer intending to purchase Bonds pursuant to this section shall, prior to the date fixed for redemption, provide written directions to the Trustee to withdraw from the Interest Account and the Principal Account and transfer to the Redemption Account the interest accrued on such Bonds to date of settlement therefor and the purchase price for such Bonds. The Trustee may transfer funds from the Revenue Fund to the Redemption Account to effectuate a purchase of Bonds as aforesaid provided that said Authorized Officer determines that such transfer will not impair the Issuer's ability to fully fund the Funds and Accounts as provided in the Bond Resolution.

(2) An Authorized Officer may call for redemption on each Interest Payment Date or any other dates specified in or authorized by a Series Resolution on which Bonds are subject to redemption, such amount of such Bonds as, with the redemption premium, if any, will exhaust the monies which will be held for the credit of the Redemption Account on said Interest Payment Date as nearly as may be; provided, however, that no less than Fifty Thousand Dollars principal amount of Bonds or such other principal amount as may be provided in a Series Resolution relating to the Bonds shall be called for redemption at any one time. Such redemption shall be made pursuant to the provisions of Article III of the Bond Resolution. The Authorized Officer intending to call Bonds for redemption pursuant to this section shall, prior to the redemption date, direct the Trustee, in writing, to withdraw from the Interest Account and the Principal Account and transfer to the Redemption Account and then withdraw from the Redemption Account and set aside in separate accounts or deposit with the Paying Agent the respective amounts required for paying the interest on, and the principal and redemption premium of, the Bonds so called for redemption.

The expenses in connection with the purchase or redemption of any such Bonds shall be paid from any legally available funds of the Issuer, other than amounts on deposit in the Funds and Accounts and Rebate Fund, transferred by the Issuer to the Trustee for that purpose.

If the monies held for the credit of the Interest Account and Principal Account shall be insufficient for the purpose of paying the interest on and the principal and Amortization Requirements of the Bonds when due, and after notice from the Trustee the Issuer fails within the requisite time to transfer to the Trustee amounts on deposit in the Operation and Maintenance Fund sufficient to make up such deficiencies, all as described above under "Flow of Funds—General," monies held for the credit of the Redemption Account are to be used to make up all such deficiencies prior to applying any money in the Rate Stabilization Fund, Renewal and Replacement Fund and Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid) for that purpose, unless funds on deposit in the Redemption Account are otherwise needed to accomplish the redemption of Bonds for which irrevocable notice of redemption has been provided. For purposes of clarification, if there are not sufficient funds in the Redemption Account, the order in which such shortfall shall be funded shall be made by withdrawing monies from the Sinking Fund in the following order of priority: first from the Rate Stabilization Fund, then from the Renewal and Replacement Fund, and then from the Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid).

<u>Application of Monies in Renewal and Replacement Fund</u>

Money held for the credit of the Renewal and Replacement Fund shall be disbursed upon the written direction of the Issuer only for the purpose of paying the cost of unusual or extraordinary maintenance or repairs to the System, the cost of renewals and replacements to the System and the cost of acquiring, installing or replacing equipment of the System and engineering, legal and administrative expenses relating to the foregoing and the cost of providing a local share of monies required to entitle the Issuer to receive federal or state grants or participate in federal or state assistance programs related to the System; provided, however, money in the Renewal and Replacement Fund, unless needed for the purposes set forth in the following paragraph, may be used in the event of an emergency occurrence certified as such by the Consulting Engineers or Qualified Independent Consultant, if there is insufficient money in the Operation and Maintenance Fund to rectify said emergency. Payments from the Renewal and Replacement Fund, except the withdrawal which the Trustee is authorized to make as hereinafter provided in this Section, shall be made in accordance with the provisions of Section 4.02 of the Bond Resolution for payments from the Construction Fund.

If the Issuer fails to cure a deficiency in the amounts held for the credit of the Principal Account and Interest Account within the time period set forth in Section 5.09 of the Bond Resolution and, as a result, the monies held for the credit of the Principal Account, Interest Account, Redemption Account and Rate Stabilization Fund shall be insufficient for the purpose of paying the interest on and the principal and Amortization Requirements of the Bonds as such interest and principal and Amortization Requirements become due and payable, the Trustee shall withdraw from any monies held for the credit of the Renewal and Replacement Fund and deposit to the credit of the Principal Account and Interest Account amounts sufficient to make up any such deficiency, after applying any monies available for that purpose in the Redemption Account and Rate Stabilization Fund, and prior to applying any monies in the Reserve Account for that purpose.

Any monies so withdrawn from the Renewal and Replacement Fund and deposited to the credit of the Principal Account and Interest Account shall be restored from available monies in the Operation and Maintenance Fund, subject to the same conditions as are prescribed for deposits to the credit of the Renewal and Replacement Fund under the provisions of Section 5.07(5) of the Bond Resolution. The Consulting Engineers or Qualified Independent Consultant may, from time to time, recommend to the Issuer that it increase or decrease the minimum amount to be maintained on deposit in the Renewal and Replacement Fund. The Issuer may, in the event of a recommended decrease, direct the Trustee in writing to transfer any excess from the Renewal and Replacement Fund to the Operation and Maintenance Fund for application as provided in the Bond Resolution. If the recommendation is to increase the minimum amount required to be maintained on deposit in the Renewal and Replacement Fund, the same shall be accomplished according to a schedule of monthly deposits to be made to the Renewal and Replacement Fund recommended by the Issuer or Qualified Independent Consultant and described in writing to the Trustee by an Authorized Officer and shall be reflected in the Annual Budget.

As described in the Report, the amount currently recommended to be on deposit in the Renewal and Replacement Fund is $1,806,413 and the Renewal and Replacement Fund is currently funded in that amount.

If the monies held for the credit of the Interest Account and Principal Account shall be insufficient for the purpose of paying the interest on and the principal and Amortization

Requirements of the Bonds when due, and after notice from the Trustee the Issuer fails within the requisite time to transfer to the Trustee amounts on deposit in the Operation and Maintenance Fund sufficient to make up such deficiencies, all as described above under "Flow of Funds—General," monies held for the credit of the Renewal and Replacement Fund are to be used to make up all such deficiencies after applying any money in the Redemption Account (subject to the limitations in the Bond Resolution) and the Rate Stabilization Fund for such purpose and prior to applying any money in the Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid) for that purpose. For purposes of clarification, the order in which such shortfall shall be funded shall be made by withdrawing monies from the Sinking Fund in the following order of priority: first from the Redemption Account, then from the Rate Stabilization Fund, then from the Renewal and Replacement Fund and then from the Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid).

Application of Monies in the Rate Stabilization Fund

Moneys held for the credit of the Rate Stabilization Fund shall be disbursed by the Trustee, upon the written direction of an Authorized Officer, for transfer to the Issuer for deposit to the Operation and Maintenance Fund, at such times and in such amounts as the Issuer shall determine, as shall be reflected in the Annual Budget, and shall be used, prior to application of sums already on deposit in the Operation and Maintenance Fund to pay Cost of Operation and Maintenance.

If the monies held for the credit of the Interest Account and Principal Account shall be insufficient for the purpose of paying the interest on and the principal and Amortization Requirements of the Bonds when due, and after notice from the Trustee the Issuer fails within the requisite time to transfer to the Trustee amounts on deposit in the Operation and Maintenance Fund sufficient to make up such deficiencies, all as described above under "Flow of Funds—General," monies held for the credit of the Rate Stabilization Fund are to be used to make up all such deficiencies after applying any money in the Redemption Account (subject to the limitations in the Bond Resolution) for such purpose and prior to applying any money in the Renewal and Replacement Fund and the Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid) for that purpose. For purposes of clarification, the order in which such shortfall shall be funded shall be made by withdrawing monies from the Sinking Fund in the following order of priority: first from the Redemption Account, then from the Rate Stabilization Fund, then from the Renewal and Replacement Fund and then from the Reserve Account (to the extent pledged to a Series of Bonds for which a deficiency exists as aforesaid).

Rate Covenant

The following provisions relate to the Rate Covenant (hereinafter defined) of the Issuer as set forth in Section 5.03 of the Bond Resolution:

(1) The Issuer covenants that, with respect to all direct or indirect connections with, and all use and services of, the System, it will make, impose, charge and collect rates, fees and other charges in accordance with the Act.

(2) The Issuer covenants that the rates, fees and other charges referred to in Section 5.03 will not be reduced unless (a) the amount then on deposit to the Reserve Account shall be not less than the Reserve Account Requirement, if any, for all Bonds Outstanding for which a Reserve Account Requirement has been established, (b) the amount then on deposit to any other reserve

established by the Bond Resolution and any Series Resolution shall not be less than the amount required to be on deposit therein pursuant to the Bond Resolution and any Series Resolution for the current Fiscal Year, and (c) the Gross Revenues for the preceding Fiscal Year shall have been not less than the sum of the Cost of Operation and Maintenance for the current Fiscal Year, as shown in the Annual Budget, and 110% of the Principal and Interest Requirements for the current Fiscal Year.

(3) The Issuer covenants that, from time to time and as often as it shall appear necessary or proper, the rates, fees and charges established for the System will be adjusted so that the Gross Revenues in each Fiscal Year, together with other moneys available therefor, will not be less than the amount expected to be required for the payment of Cost of Operation and Maintenance for the current Fiscal Year, as shown in the Annual Budget, plus 110% of the Principal and Interest Requirements for such Fiscal Year, plus the requirements for deposits to reserves established by the Bond Resolution and any Series Resolution for such Fiscal Year (the "Rate Covenant"). The Rate Covenant shall be calculated as of October 1 of each Fiscal Year.

(4) Any deficiency in the amounts deposited to the credit of the Sinking Fund or the Renewal and Replacement Fund in any Fiscal Year shall, as promptly as may be practicable, be added to the amounts referred to above for the remaining Fiscal Years in adjusting such rates, fees and other charges, the amount so to be added in each of such subsequent Fiscal Years to be approved by the Consulting Engineers or Qualified Independent Consultant.

(5) Anything in the Bond Resolution to the contrary notwithstanding, if the Issuer shall comply with all recommendations of the Consulting Engineers or Independent Rate Consultant in respect of rates, fees and other charges, the failure to meet the requirements of the Rate Covenant in any Fiscal Year will not constitute an Event of Default under the provisions of the Bond Resolution if Pledged Revenues are sufficient to pay the principal of, redemption premium, if any, and interest on the Bonds payable in such Fiscal Year when due.

(6) Notwithstanding any of the foregoing provisions, agreements and contracts for the use of the System or any services of the System in effect on the date of the enactment of the Bond Resolution shall not be subject to revisions except in accordance with their terms, and the Issuer may enter into new agreements or contracts for the use of the System on such terms and for such periods of time as it shall determine to be proper.

(7) Notwithstanding anything to the contrary in the Bond Resolution, for purposes of determining compliance with the Rate Covenant set forth in this section, any Gross Revenues that were deposited into the Rate Stabilization Fund and thereafter transferred to the Operation and Maintenance Fund in a subsequent Fiscal Year and used by the Issuer to pay the Cost of Operation and Maintenance of the System shall be deemed to be Gross Revenues, when so used, for purposes of determining compliance by the Issuer with the Rate Covenant.

(8) The Rate Covenant shall not be applicable to any principal and interest requirement attributable to any notes issued in anticipation of Bonds to be issued under the Bond Resolution unless such notes are issued as Additional Bonds thereunder.

See "THE SYSTEM---'Historical Period Rate Covenant Results' and 'Forecast Period Projected Rate Covenant Results' and "Appendix A—Issuer's Report for the Series 2026 Bonds" for certain additional information relating to the Rate Covenant.

Additional Bonds

In addition to the Series 2026 Bonds, Additional Bonds may be issued under the Bond Resolution from time to time subsequent to the issuance of the Series 2026 Bonds on a parity with the Outstanding Series 2026 Bonds, the Outstanding Series 2024 Bond and any other Additional Bonds and Refunding Bonds that may be issued and Outstanding under the Bond Resolution, subject to the conditions hereinafter described, for the purpose of providing funds, together with other legally available funds, to pay all or any part of the Cost of a Project, and, as shall be specified in any Series Resolution relating to the Additional Bonds, to make deposits to the Funds and Accounts and pay other costs of issuance and expenses relating thereto.

The Additional Bonds shall be deposited with the Trustee for delivery, but, as a condition precedent thereto, prior to or simultaneously with such delivery, there shall be obtained and filed with the Trustee and the Issuer, the following:

(1) A copy, certified by the Secretary, of any Series Resolution relating to such Additional Bonds;

(2) A copy, certified by the Secretary, of a certificate of an Authorized Officer or a Qualified Independent Consultant stating that Gross Revenues generated by the System, based on the rates, fees and other charges imposed on users of the System in effect at the time the calculation is made, adjusted as provided below, less any amounts needed to pay the Cost of Operation and Maintenance, adjusted as provided below, in any twelve (12) month of the last eighteen (18) months immediately preceding the issuance of such Additional Bonds (the "Measurement Period") are at least equal to 110% of the maximum Principal and Interest Requirements becoming due in any Bond Year thereafter on (A) all Bonds Outstanding issued under the Bond Resolution and (B) the Additional Bonds with respect to which such certificate is made. In making such calculation, the Authorized Officer or Qualified Independent Consultant, as the case may be, shall only include fifty percent (50%) of the Connection Charges actually collected, or caused to be collected by the Issuer during such twelve (12) month period. Notwithstanding anything to the contrary herein, for purposes of determining compliance with the provisions of this subsection, any Gross Revenues that were deposited into the Rate Stabilization Fund and thereafter transferred to the Operation and Maintenance Fund and used by the Issuer to pay the Cost of Operation and Maintenance of the System shall be deemed to be Gross Revenues, when so used, for purposes of determining compliance by the Issuer with the provisions of this subsection.

For purposes of the foregoing, Gross Revenues during the Measurement Period may be adjusted, based on a certificate of Qualified Independent Consultant, to take into account increases in Gross Revenues as a result of (i) new customers of the System attributable to an existing water or sewer system to be acquired with Additional Bonds, had the acquisition occurred at the beginning of the Measurement Period, (ii) new customers of the System that by ordinance, resolution, agreement, law or regulation will be required to connect to the System, or which the Qualified Independent Consultant projects will connect to the System by virtue of their proximity to the service provided by the Project or otherwise, during any of the Fiscal Years of the Issuer that are the subject of a written forecast prepared by the Qualified Independent Consultant and reflected therein as the forecast period (the "Applicable Fiscal Years"), and (iii) any changes in the rate, fees and charges for customers and users of the System which the Issuer shall then have in effect, or shall have enacted or adopted by ordinance or resolution on or before the date of such certificate, which will be in effect or become effective in the Applicable Fiscal Years or any of them, assuming for purposes thereof that all of such changes to rates, fees and charges, in the aggregate, were in effect immediately prior to the first day of the Measurement Period (even if such adopted changes to rates, fees and charges are prospectively effective during the Applicable Fiscal Years or any of them). In the event that Gross Revenues are adjusted as aforesaid, the Cost of Operation and Maintenance during the Measurement Period shall also be adjusted, based on a certificate of a Qualified Independent Consultant, to take into account increases in the Cost of Operation and Maintenance that are estimated by the Qualified Independent Consultant to occur during the Applicable Fiscal Years, including as a result of the Project to be financed with the proceeds of the proposed Additional Bonds. The foregoing shall not be deemed to preclude the Consulting Engineers from serving as the Qualified Independent Consultant for purposes of this subsection.

(3) A written opinion of the Issuer Counsel stating that he or she is of the opinion that the issuance of such Additional Bonds has been duly authorized, that all conditions precedent to the delivery of such Additional Bonds have been irrevocably provided for, fulfilled or otherwise satisfied and that the Bond Resolution and any Series Resolution relating to the Additional Bonds creates a valid and enforceable pledge of the Pledged Revenues and a lien for the benefit of the Additional Bonds and Bondholders thereof on the monies on deposit in the Funds and Accounts and on the Pledged Revenues, prior to any other lien thereon, and on a parity with the Outstanding Series 2026 Bonds and any Outstanding Additional Bonds and Refunding Bonds;

(4) A certificate of an Authorized Officer stating that provision has been made in an applicable Series Resolution to fund the Reserve Account Requirement, if any, as same will exist following issuance of such Additional Bonds; and

(5) A certificate of an Authorized Officer to the effect that no Event of Default as defined in the Bond Resolution has occurred and is continuing as of the date of said certificate, which shall be dated within fifteen days prior to the date of issuance of the Additional Bonds.

As noted earlier, as a condition to the issuance of the Series 2026 Bonds, the Issuer will comply with the requirements of the Bond Resolution (the "Additional Bonds Test") relating to the issuance of Additional Bonds. See "THE SYSTEM—Additional Bonds Test" and "Appendix A—Issuer's Report for the Series 2026 Bonds." See also "BONDHOLDERS' RISKS—Item No. 12."

Refunding Bonds

Refunding Bonds may be issued in accordance with the Bond Resolution from time to time subsequent to the issuance of the Series 2026 Bonds on a parity with the Outstanding Series 2026 Bonds, the Outstanding Series 2024 Bond and any other Additional Bonds and Refunding Bonds that may be issued and Outstanding under the Bond Resolution, subject to the conditions hereinafter described, for the purpose of providing funds, together with other legally available funds, for refunding all or any portion of the Bonds of any one or more Series issued under the provisions of the Bond Resolution, and/or refunding any Subordinate Obligations, including in each case the payment of all amounts necessary to defease the refunded obligations in accordance with the provisions thereof, and, as shall be specified in any Series Resolution relating to the Refunding Bonds, to make deposits to the Funds and Accounts and pay other costs of issuance and expenses relating thereto.

The Refunding Bonds shall be deposited with the Trustee for delivery, but, as a condition precedent thereto, prior to or simultaneously with such delivery, there shall be obtained and filed with the Trustee and the Issuer, the following:

(1) A copy, certified by the Secretary, of any Series Resolution relating to the Refunding Bonds;

(2) A written opinion of the Issuer Counsel stating that he or she is of the opinion that the issuance of such Refunding Bonds has been duly authorized, that all conditions precedent to the delivery of such Refunding Bonds, including defeasance of the Bonds to be refunded, have been irrevocably provided for, fulfilled or otherwise satisfied, and that the Bond Resolution and any Series Resolution relating to such Refunding Bonds creates a valid and enforceable pledge of the Pledged Revenues and a lien for the benefit of the Refunding Bonds and Bondholders thereof on the monies on deposit in the Funds and Accounts and on the Pledged Revenues, prior to any other lien thereon, and on a parity with the Outstanding Series 2026 Bonds and any Outstanding Additional Bonds and Refunding Bonds;

(3) A copy, certified by the Secretary, of a certificate signed by an Authorized Officer, confirming any one of the following:

(i) that the maximum Principal and Interest Requirements for all Outstanding Bonds after issuance of the Refunding Bonds (excluding any Bonds being defeased by proceeds of the Refunding Bonds) is not greater than the maximum Principal and Interest Requirements for all Outstanding Bonds prior to issuance of the Refunding Bonds; or

(ii) that the Average Annual Debt Service Requirement for all Outstanding Bonds after issuance of the Refunding Bonds (excluding any Bonds being defeased by proceeds of the Refunding Bonds) is not greater than the Average Annual Debt Service Requirement for all Outstanding Bonds prior to issuance of the Refunding Bonds; or

(iii) that the sum of the present values of the Principal and Interest Requirements for each year for all Outstanding Bonds after issuance of the Refunding Bonds (excluding any Bonds being defeased by proceeds of the Refunding Bonds) is not greater than the sum of the present values of the Principal and Interest Requirements for each year for all Outstanding Bonds prior to issuance of the Refunding Bonds, using as a discount factor for computation of the present values the yield on the Bonds being defeased.

(4) a certificate of an Authorized Officer stating that provision has been made in an applicable Series Resolution to fund the Reserve Account Requirement, if any, as same will exist following issuance of such Refunding Bonds; and

(5) a certificate of an Authorized Officer to the effect that no Event of Default as defined in the Bond Resolution has occurred and is continuing as of the date of said certificate, which shall be dated within fifteen days prior to the date of issuance of the Refunding Bonds.

Subordinate Obligations

Notwithstanding any other provision of the Bond Resolution, the Issuer may issue obligations other than the Bonds from time to time which are payable in whole or in part from the

Pledged Revenues but only if such obligations are, by their terms, subordinated to the lien on Pledged Revenues in favor of all Bonds theretofore or thereafter issued under the provisions of the Bond Resolution.

District Covenants

The Issuer has covenanted in the Bond Resolution that while the Series 2026 Bonds remain Outstanding, among other things, it will: (i) not render or cause to be rendered any free service, (ii) not establish any preferential rates for users of the same class with regard to the System, (iii) maintain the System in good repair and sound operating condition, and operate it in an efficient and economical manner, (iv) not create or suffer to be created any lien or charge upon the Pledged Revenues ranking equally with or prior to the Bonds, except as permitted by the Bond Resolution, (v) enforce collections of Gross Revenues, (vi) not grant to any Person other than the Issuer any franchise, license or permit for the construction or operation of water and sewer facilities competitive with the System, except as permitted in the Bond Resolution, (vii) maintain sufficient insurance on the System in accordance with the Bond Resolution, (viii) discharge all taxes or assessments or other governmental charges levied against the System in a timely manner, (ix) not sell or otherwise dispose of all or any part of the System except as permitted in the Bond Resolution, and (x) not take any action that will adversely affect the tax-exempt status of the Series 2026 Bonds.

Requisite Owners for Direction or Consent

The 2026 Series Resolution defines "Majority Owners" to mean, with respect to the Series 2026 Bonds: (a) prior to the Conversion Date, the registered Owners holding more than fifty percent (50%) of the Appreciated Value of the Series 2026 Bonds as of the date on which such determination is being made and (b) following the Conversion Date, the registered Owners holding more than fifty percent (50%) of the Outstanding principal amount of the Series 2026 Bonds. [See "Rights of Series 2026 Credit Facility Issuer" below.]

The Resolution provides for various matters that require the direction or consent of the owners of a majority of the Outstanding principal amount of the Bonds, including with respect to the exercise of certain remedies upon an Event of Default. At any time such direction or consent is required under the Resolution the Bondholders of the Outstanding Series 2026 Bonds may own, in the aggregate, less than a majority of the Outstanding principal amount of the Bonds. See "BONDHOLDERS' RISKS—Item No. 2."

Events of Default and Remedies

<u>Events of Default</u>

Pursuant to Section 9.02 of the Bond Resolution, each of the following events is hereby declared an "Event of Default":

(1) payment of the principal of and the redemption premium, if any, on any of the Bonds shall not be made when the same shall become due and payable, either at maturity or by proceedings for redemption or otherwise; or

(2) payment of any installment of interest on any of the Bonds shall not be made when the same shall become due and payable; or

(3) redemption of Term Bonds in accordance with an Amortization Requirement shall not be made as required; or

(4) the Issuer admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee; or

(5) the Issuer is adjudged insolvent by a court of competent jurisdiction, or is adjudged a bankrupt or a petition in bankruptcy is filed against the Issuer, or an order, judgment or decree is entered by a court of competent jurisdiction appointing, without the consent of the Issuer, a receiver or trustee of the Issuer and any of the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety days from the date of entry thereof; or

(6) the Issuer shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof; or

(7) under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the Issuer or of the whole or any substantial part of its property, and such custody or control shall not be terminated within ninety days from the date of assumption of such custody or control; or

(8) the Issuer shall default in its obligation to duly and punctually perform any other of the material covenants, conditions, agreements and provisions contained in the Bonds or in this Resolution and such default shall continue for thirty days after written notice specifying such default and requiring same to be remedied shall have been given to the Issuer by the registered owners of not less than ten percent in aggregate principal amount of the Bonds then Outstanding; or

(9) an event of default shall occur under the Prior Resolution and shall not be cured within any applicable cure period; or

(10) written notice shall have been received by the Issuer from a Credit Provider that an event of default has occurred under the agreement underlying a Credit Facility or Liquidity Facility, to the extent said notice is established as an event of default under the terms of any Series Resolution relating to said Series of Bonds.

Acceleration

The Bond Resolution provides that upon the happening and continuance of any Event of Default specified in clauses (1) through (10) specified above, then and in every such case the Trustee may, and shall, upon the written request of the holders of not less than a majority in aggregate principal amount of the Bonds then Outstanding, by a notice in writing to the Issuer, declare the principal of all of the Bonds then Outstanding to be due and payable immediately, and upon such declaration the same shall become and be immediately due and payable, anything contained in the Bonds or in the Bond Resolution to the contrary notwithstanding; provided, however, that if at any time after the principal of the Bonds shall have been so declared to be due and payable, and before the entry of final judgment or decree in any suit, action or proceeding instituted on account of such default, or before the completion of the enforcement of any other remedy under the Bond Resolution, monies shall have accumulated in the Sinking Fund sufficient to pay the principal of all matured Bonds then Outstanding, other than the principal of any Bonds not then due except by virtue of such declaration, and the interest accrued on such Bonds since the last Interest Payment Date, and all amounts then payable by the Trustee hereunder shall have been paid or a sum sufficient to pay the same shall have been deposited by the Trustee or the Issuer with the Paying Agent, and every other default in the observance or performance of any covenant, condition, agreement or provision contained in the Bonds or in the Bond Resolution (other than a default in the payment of the principal of such Bonds then due only because of a declaration under Section 9.03 of the Bond Resolution) shall have been remedied, then and in every such case the Trustee may, and shall, upon written notice from the holders of not less than a majority in aggregate principal amount of the Bonds not then due except by virtue of such declaration and then Outstanding, by written notice to the Issuer, rescind and annul such declaration and its consequences, but no such rescission or annulment shall extend to or affect any subsequent default or impair any right consequent thereon.

Enforcement of Remedies by Bondholders

Upon the happening and continuance of any Event of Default specified in Section 9.02 of the Bond Resolution, the Trustee may, and shall, upon the written request of the holders of not less than twenty-five percent in aggregate principal amount of the Bonds then Outstanding hereunder (but subject to the other terms hereof), and upon receipt by the Trustee of indemnity satisfactory to it, proceed to protect and enforce the rights of the Bondholders, under Florida law or under this Resolution, by such suits, actions or special proceedings in equity or at law, either for the specific performance of any covenant or agreement contained herein or in aid or execution of any power herein granted or for the enforcement of any proper legal or equitable remedy, as such Bondholders shall deem most effectual to protect and enforce such rights. Notwithstanding anything to the contrary herein, upon the happening and continuance of an Event of Default specified in Section 9.02 of the Bond Resolution, the holders of not less than a majority in aggregate principal amount of the Bonds Outstanding shall have the right, from time to time, notwithstanding anything in the Bond Resolution to the contrary, to instruct the Trustee to modify the provisions of Section 9.05 (other than the provisions relating to the payment of the Trustee's fees and expenses), including with respect to the manner in which Gross Revenues held by the Trustee are required to be applied. See "BONDHOLDERS' RISKS—Item Nos. 1 and 11."

Pro Rata Application of Funds

The Issuer covenants that if an Event of Default shall happen and shall not have been remedied, the Issuer, upon demand of the Trustee, shall pay over or cause to be paid over to the Trustee all monies, securities and funds then held by the Issuer, or a Depository, in any fund or account held by the Issuer with respect to the System, including any monies to be deposited to the Sinking Fund, and as promptly as practicable after receipt thereof, the Gross Revenues. Whenever monies transferred to the Trustee as aforesaid include Impact Fees, the Issuer shall provide the Trustee with a written statement indicating the amount of Impact Fees so transferred and the manner in which such Impact Fees may be applied to payment of the Bonds or for other purposes as provided in Section 9.05 of the Bond Resolution in accordance with applicable law and, in the absence of such direction, the Trustee shall have no obligation to ascertain whether funds transferred to it include Impact Fees. Subject to the provisions of Section 9.04 of the Bond Resolution, upon an Event of Default, monies in the Sinking Fund, Renewal and Replacement Fund and Rate Stabilization Fund, together with any Gross Revenues transferred to the Trustee and any other monies then available or thereafter becoming available for such purpose, whether through the exercise of the remedies provided for in Article IX of the Bond Resolution or otherwise, shall be applied, after payment of all fees and expenses owed to the Trustee, as provided in Section 9.05 of the Bond Resolution.

[Rights of Series 2026 Credit Facility Issuer

The Bond Resolution provides that the Issuer may make such covenants as it may, in its sole discretion, determine to be appropriate with any Credit Provider or other financial institution that shall agree to insure or to provide for Bonds of any one or more Series credit or liquidity support that shall enhance the security or the value of such Bonds or with any issuer of a Reserve Account Credit Facility. Such covenants may be set forth in the applicable Series Resolution or in a written agreement between the Issuer and the Credit Provider or issuer of the Reserve Account Credit Facility and shall be binding on the Issuer, the Trustee, the Bond Registrar, the Paying Agent and all the holders of Bonds the same as if such covenants were set forth in this Resolution; provided, however, such covenants may not impair the rights of any existing Bondholders in any manner that, pursuant to Section 11.02 of the Bond Resolution relating to the adoption of Supplemental Resolutions amending the Bond Resolution, would require all of the Bondholders to consent, or the rights of the Trustee or that may impose liability on the Trustee, without its prior written consent.

The following summarizes certain rights of the Series 2026 Credit Facility Issuer with respect to the Series 2026 Bonds as set forth in the 2026 Series Resolution, the Series 2026 Credit Facility and [the "Series 2026 Reserve Subaccount Credit Facility]. Reference is made to the Insurance Agreement[s] for the full terms thereof. See "MUNICIPAL BOND INSURANCE" and "APPENDIX B—The Resolution."

[To be updated]

While the Series 2026 Credit Facility Issuer is not in default under the Series 2026 Credit Facility (i) the Series 2026 Credit Facility Issuer shall have the right to consent to any amendment or supplement to the Resolution that requires the consent of the Holders of the Series 2026 Bonds and (ii) any amendment or supplement to the Resolution that adversely affects the rights of the Series 2026 Credit Facility Issuer will be subject to the prior written consent of the Series 2026 Credit Facility Issuer.

Upon the occurrence and continuance of an Event of Default under the Resolution, the Series 2026 Credit Facility Issuer shall be deemed to be the sole Holder of the Series 2026 Bonds for all purposes under the Resolution, including, without limitation, for purposes of exercising remedies with respect thereto. No Event of Default may be waived with respect to the Series 2026 Bonds, and no acceleration of the Series 2026 Bonds may occur without the Series 2026 Credit Facility Issuer's prior written consent.

Certain risks are associated with the Series 2026 Credit Facility [and the Series 2026 Reserve Subaccount Credit Facility]. "MUNICIPAL BOND INSURANCE," "BONDHOLDERS' RISKS—Item No. 11" and "APPENDIX G—Specimen Municipal Bond Insurance Policy."]

[MUNICIPAL BOND INSURANCE

Series 2026 Credit Facility

Concurrently with the issuance of the Series 2026 Bonds, Assured Guaranty Inc. ("AG" or the "Series 2026 Credit Facility Issuer") will issue the Series 2026 Credit Facility in the form of its municipal bond insurance policy (sometimes referred to under this caption "MUNICIPAL BOND INSURANCE" as the "Policy") for the Series 2026 Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Series 2026 Bonds when due as set forth in the form of the Policy included as Appendix G to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, Maryland, California, Connecticut or Florida insurance law.

Assured Guaranty Inc.

General

[To be updated]

AG is a Maryland domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. ("AGL" and together with its subsidiaries, "Assured Guaranty"), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol "AGO." AGL, through its subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets and participates in the asset management business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates, and in the annuity reinsurance business through Assured Life Reinsurance Ltd. Only AG is obligated to pay claims under the insurance policies AG has issued, and not AGL or any of its shareholders or other affiliates.

AG's financial strength is rated "AA" (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A1" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AG should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AG in its sole discretion. In addition, the rating agencies may at any time change AG's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AG. AG only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AG on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Current Financial Strength Ratings

On July 17, 2026, S&P announced that it had affirmed AG's financial strength rating of "AA" (stable outlook).

On August 4, 2025, KBRA announced that it had affirmed AG's insurance financial strength rating of "AA+" (stable outlook).

On July 10, 2024, Moody's announced that it had affirmed AG's insurance financial strength rating of "A1" (stable outlook).

AG can give no assurance as to any further ratings action that S&P, Moody's and/or KBRA may take. For more information regarding AG's financial strength ratings and the risks relating thereto, see AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2025.

Capitalization of AG

At March 31, 2026:

- The policyholders' surplus of AG was approximately $3,158 million.

- The contingency reserve of AG was approximately $1,539 million.

- The net unearned premium reserves and net deferred ceding commission income of AG and its subsidiaries (as described below) were approximately $2,402 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AG, and (ii) the net unearned premium reserves and net deferred ceding commissions of AG's wholly owned subsidiary Assured Guaranty UK Limited ("AGUK"), and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA ("AGE").

The policyholders' surplus, contingency reserve, and net unearned premium reserves and net deferred ceding commission income of AG were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

Incorporation of Certain Documents by Reference

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the "SEC") that relate to AG are incorporated by reference into this Official Statement and shall be deemed to be a part hereof:

(i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2025 (filed by AGL with the SEC on February 27, 2026); and

(ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2026 (filed by AGL with the SEC on May 8, 2026).

All information relating to AG included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof "furnished" under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Series 2026 Bonds shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC's website at http://www.sec.gov, at AGL's website at http://www.assuredguaranty.com, or will be provided upon request to Assured Guaranty Inc.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL's website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding AG included herein under this caption "MUNICIPAL BOND INSURANCE – Assured Guaranty Inc." or included in a document incorporated by reference herein (collectively, the "AG Information") shall be modified or superseded to the extent that any subsequently included AG Information (either directly or through incorporation by reference) modifies or supersedes such previously included AG Information. Any AG Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

Miscellaneous Matters

AG makes no representation regarding the Series 2026 Bonds or the advisability of investing in the Series 2026 Bonds. In addition, AG has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AG supplied by AG and presented under this caption "MUNICIPAL BOND INSURANCE."]

THE ISSUER AND THE DISTRICT

General

The lands within the boundaries of the Issuer (the "District Lands") currently encompass approximately 8,789 acres within the jurisdictional boundaries of the City of Parkland and the City of Coral Springs. The District Lands are located in the northwestern portion of Broward County, Florida (the "County"), approximately eight miles west of the Atlantic Ocean.

Legal Powers and Authority

The Issuer was established by the Special Act. The Issuer was created to undertake a variety of improvements including the reclamation and drainage of land, to establish roads and highways, to provide access thereto and to provide water and sewage facilities to promote and create favorable conditions for the development of the District Lands. Among the primary powers which the Special Act provides is the power to own, acquire, construct, reconstruct, equip, operate, maintain, extend and improve water management systems and water and sewer systems.

The Special Act provides that, subject to the provisions of State law, the Issuer has the power to issue general obligation bonds, revenue bonds, assessment bonds or any combination thereof to pay all or part of the cost of construction, maintenance or operation of any project or combination of projects of the Issuer. The Special Act authorizes the Issuer to own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve water, wastewater, drainage, and related public infrastructure and facilities. These powers include the authority necessary to own and operate the System and to provide water and wastewater services within the Service Area. See "THE SYSTEM." The Special Act further provides that, subject to the provisions of the State law, the Issuer has the power to levy and assess ad valorem taxes on all taxable real and tangible personal property within its boundaries to pay the principal of and interest on any general obligation bonds of the Issuer and to provide for any sinking or other funds established in connection with any such bonds and that such taxes shall be assessed, levied and collected in the same manner and time as county taxes.

In addition to rates, fees and charges for services of the System as described herein under "THE SYSTEM—Rates, Fees and Charges," the Issuer imposes annual non-ad valorem special assessments on all assessable District Lands in connection with its general administrative, operation and maintenance functions. For Fiscal Year 2027, this annual assessment (grossed up for early payment discounts and collection costs) is $239.98 per assessable unit. This assessment will vary annually depending on the Issuer's budget each Fiscal Year for its general administrative, operation and maintenance functions. The Issuer also annually imposes non-ad valorem operation and maintenance special assessments on certain District Lands to fund costs related to certain of the Issuer's operation and maintenance functions related specifically to those District Lands, which vary annually depending on the Issuer's budget.

Board of Supervisors

Currently, the Act provides for a three-member Board of Supervisors (the "Board") to serve as the governing body of the Issuer. A majority of the members of the Board ("Supervisors") must be residents of the County and all Supervisors must be residents of the State of Florida and landowners within the boundaries of the Issuer. Each Supervisor holds office for a term of four years and until his or her successor shall be chosen and shall qualify. Supervisors are elected by landowners within the boundaries of the Issuer. One Supervisor is elected solely by those landowners owning property within the city limits of the City of Parkland, and this Supervisor must be a landowner who owns property within the city limits of the City of Parkland. One Supervisor is elected solely by those landowners owning property within the city limits of the City of Coral Springs, and this Supervisor must be a landowner who owns property within the city limits of the City of Coral Springs. One Supervisor is elected at large by all landowners within the boundaries of the Issuer, regardless of where their property is located. Each landowner is entitled to cast one vote per acre of land owned by such landowner, with fractions of an acre being treated as one acre. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

The current members of the Board and the term of each member are set forth below:

Name	Title	Seat	Expiration of Term
Anthony Avello	President	At Large (Seat 3)	6/28*
Tony Montalto	Supervisor	Parkland (Seat 1)	6/28
Vincent Moretti	Supervisor	Coral Springs (Seat 2)	6/28

* See information later below.

A majority of the Supervisors constitutes a quorum for the purposes of conducting the business of the Issuer and exercising its powers and for all other purposes. Action taken by the Issuer shall be upon a vote of the majority of the Supervisors present unless general law or a rule of the Issuer requires a greater number. All meetings of the Board are open to the public under Florida's "sunshine" or open meetings law.

Pursuant to Chapter 2021-256, Laws of Florida, and its approval by the qualified electors within the boundaries of the Issuer voting in a referendum held on November 5, 2024, the Issuer is transitioning from a three-member Board elected by landowners to a five-member Board elected by qualified electors within the boundaries of the Issuer. Under the statutory transition schedule, Seat 3 will be elected by qualified electors at the November 2026 general election for a four-year term, followed by Seat 2 at the November 2028 general election for a four-year term. Effective November 5, 2030, Seat 1 will be elected for a four-year term, Seat 4 will initially be elected for a two-year term and thereafter for four-year terms, and Seat 5 will be elected for a four-year term. Candidates for Seat 1 must be qualified electors and residents of the City of Parkland; candidates for Seat 2 must be qualified electors and residents of the City of Coral Springs; and candidates for Seats 3, 4, and 5 must be qualified electors and residents within the boundaries of the Issuer. Upon completion of the transition, all five seats will be elected at large by qualified electors within the boundaries of the Issuer.

The District Manager and Other Consultants

The Act authorizes the Board to hire a District Manager as the chief administrative official of the Issuer. The Act provides that the District Manager shall have charge and supervision of the works of the Issuer and shall be responsible for: (i) preserving and maintaining any improvement or facility constructed or erected pursuant to the provision of the Act; (ii) maintaining and operating the equipment owned by the Issuer; and (iii) performing such other duties as may be prescribed by the Board. Rod Colon is serving as the District Manager of the Issuer. The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Florida, is serving as counsel to the Issuer; and Holland & Knight LLP, West Palm Beach, Florida. is serving as Bond Counsel and Disclosure Counsel to the Issuer.

Other Post-Employment Benefits

Certain of the information relating to the Florida Retirement System ("FRS") contained herein has been obtained from publicly available information. No representation is made by the Issuer as to the accuracy or adequacy of such information or that there has not been any material adverse change in such information subsequent to the date of such information. The matters set forth under this sub-caption are intended only as a summary of matters relating to the FRS plans available to the Issuer's employees and the other post-employment benefits provided by the Issuer. Reference is made to Notes 8, 9 and 10 to the audited financial statements of the Issuer for the fiscal year ended September 30, 2025 and the required supplementary information therein included in "APPENDIX E—Audited Financial Statements" for information on these matters, which notes and required supplementary information should be read in their entireties.

The Issuer's employees participate in the FRS, which is one system which provides two cost-sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, consisting of a defined benefit pension plan (the "FRS Pension Plan") (which has a Deferred Retirement Option Program for eligible employees) and the Retiree Health Insurance Subsidy (the "HIS Plan"). The FRS also provides a defined contribution plan (the "Investment Plan") as an alternative to the FRS Pension Plan, which is administered by the Florida State Board of Administration.

The Issuer's annual contribution to the FRS Pension Plan is based upon a formula established by law. The Issuer's employer contribution was approximately $652,907 for the fiscal year ended September 30, 2025. On September 30, 2025, the Issuer reported a liability of $3,632,998 for its proportionate share of the FRS Pension Plan's net pension liability, which was measured as of June 30, 2025. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025.

The Issuer's annual contribution to the HIS Plan is based upon a formula established by law and was approximately $98,642 for the year ended September 30, 2025. On September 30, 2025, the Issuer reported a liability of $1,398,025 for its proportionate share of the HIS Plan's net pension liability, which was measured as of June 30, 2025. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025.

The Issuer participated in the FRS Investment Plan, a defined contribution plan administered by the Florida State Board of Administration. Additional information regarding the Issuer's participation in the FRS Investment Plan is included in Note 9 to the audited financial statements of the Issuer for the fiscal year ended September 30, 2025, included in "APPENDIX E—Audited Financial Statements." The Issuer recognized pension expense of $456,655 for the FRS Pension Plan and $43,422 for the HIS Plan for a total pension expense of $500,077.

The Issuer also has a money purchase contribution plan qualified under Section 457(b) of the Code, to which it does not make contributions.

The Issuer provides post-employment health insurance benefits for qualifying employees and elected officials. Under the Issuer's current policy, an employee who separates from service after achieving 20 years of continuing service is entitled to continued existing medical coverage until becoming eligible for Medicare. An elected member of the Board who terminates service after achieving five years of continuing service is entitled to 36 months of continued existing medical benefits at the Issuer's expense. The plan is unfunded, has no assets held in trust, and does not issue a separate financial report.

The Issuer sponsors a single-employer, unfunded other post-employment benefits ('OPEB') plan. The revised GASB Statement No. 75 actuarial report dated September 2, 2026 uses an actuarial valuation date of October 1, 2024, a measurement date of September 30, 2025, and a financial-reporting date of September 30, 2026. The report reflects a December 2023 benefit-policy amendment providing an explicit health insurance subsidy to certain eligible employees and elected officials. It identifies a District-wide net OPEB liability of $5,214,307 and OPEB expense of $3,688,580 for FY 2026 financial reporting.

For planning purposes, the Issuer estimates that 89% of the reported expense, or approximately $3,282,836, is attributable to the Water and Sewer System. This allocation is preliminary and remains subject to adjustment during the FY 2026 audit.

The coverage presentations retain the de minimis OPEB amounts already incorporated in the underlying financial statements, records and projections to facilitate reconciliation and maintain consistency with that information. For FY 2026, the forecast retains $110,000 of OPEB expense included in the adopted Water and Sewer budget. The additional noncash expense of approximately $3,172,836 arising from the revised actuarial report is excluded from Cost of Operation and Maintenance for purposes of calculating coverage. This treatment does not alter recognition of OPEB expense, liabilities or related deferred outflows and inflows of resources in the Issuer's financial statements.

The increase in FY 2026 OPEB expense principally reflects recognition of the benefit-policy amendment. That component is not expected to recur annually. The amended benefits remain in effect, and future OPEB expense and liabilities will be determined through subsequent actuarial valuations and may vary. The FY 2026 noncash expense does not represent an equivalent cash payment required in that fiscal year. Information concerning OPEB reported for FY 2025 appears in Note 10 to the audited financial statements included in "APPENDIX E—Audited Financial Statements."

Cybersecurity

The Issuer has adopted formal policies and procedures to address cybersecurity matters. See "BONDHOLDERS' RISKS—Item No. 8."

Existing Indebtedness and Future Financings

In addition to the Outstanding Series 2024 Bond issued pursuant to the Bond Resolution, the Issuer has financed and refinanced public infrastructure and facilities serving all or a portion of the District Lands through the issuance of bonds in various series payable solely from revenues derived from the collection of non-ad valorem debt service assessments levied on benefitted assessable District Lands. For additional information regarding existing indebtedness of the Issuer see "APPENDIX E—Audited Financial Statements."

The Issuer may, in the future, finance one or more community projects to be located within or without the boundaries of the Issuer to serve portions of the District Lands, which could include assessable District Lands.

The Issuer does not currently anticipate issuing Additional Bonds or Refunding Bonds under the Bond Resolution, but is not precluded from doing so. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—'Additional Bonds' and 'Refunding Bonds'," "THE SYSTEM—Report Assumptions" and "APPENDIX A—Issuer's Report for the Series 2026 Bonds."

THE SYSTEM

The information under this caption "THE SYSTEM" represents summaries of certain information in the Report. References to and excerpts herein from the Report do not purport to be adequate summaries of such reports or to be complete in all respects. *The Report is an integral part of this Official Statement and should be read in its entirety for complete information with respect to the subjects discussed therein.* PROSPECTIVE INVESTORS MUST REVIEW THE REPORT IN ITS ENTIRETY PRIOR TO MAKING AN INVESTMENT DECISION WITH RESPECT TO THE SERIES 2026 BONDS.

Among other matters, the Report makes certain assumptions and projections regarding future demand for the System's services and certain regulatory and permitting matters. presents historical operating results of the System for the fiscal years from the period ending September 30, 2021 through and including September 30, 2025 (the "Historical Period") and financial projections of operating results of the System and the anticipated ability of the System to meet the Rate Covenant requirements of the Bond Resolution for the Fiscal Years from the period ending September 30, 2026 through and including September 30, 2030 (the "Forecast Period"). Except where expressly indicated to the contrary, all data in the Report is unaudited and is current through September 2, 2026. The Report will **not** be updated to reflect the final pricing details of the Series 2026 Bonds.

The Issuer has indicated that the adopted FY 2027 Annual Budget, which was approved by the Board on September 14, 2026, is consistent with the proposed FY 2027 Annual Budget information used for purposes of the Report. [TO BE CONFIRMED AFTER 9/14]

Although considered reasonable by the Issuer, any projections and forward-looking statements in the Report are inherently uncertain and subject to significant uncertainties and contingencies, all of which are difficult to predict and many of which are beyond the control of the Issuer. As a result, there can be no assurance that projected future results will occur or be realized. See "BONDHOLDERS' RISKS," including for selected investment considerations relating to the System.

The Issuer is sometimes referred to under this caption "THE SYSTEM" as the "District."

Report Assumptions

The principal assumptions used in preparing the estimates and projections in the Report include the following:

1. The Issuer's Fiscal Year (sometimes referred to as "FY") 2026 budget for the System, as amended through the date of the Report (the "2026 Annual Budget"), which is consistent with unaudited reports to date, served as the baseline for certain financial and operating projections, and its underlying assumptions were

considered reasonable for purposes of the Report. For purposes of Chapter 8 of the Report relating to certain matters for the Forecast Period, estimated and projected financial results for FY 2026 are based on estimated FY 2026 results consisting of actual activity through June 30, 2026 and projected activity for July through September 30, 2026; FY 2027 reflects the proposed FY 2027 Annual Budget; and FY 2028 through FY 2030 are forecasts based on current customer-account information; historical operating results; anticipated customer demand; current contractual and operating obligations, projected operating expenses, including anticipated inflationary and other cost increases; existing Principal and Interest Requirements for the Series 2024 Bond; and the preliminary financing structure for the Series 2026 Bonds, which provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period. The FY 2026 estimated results are consistent with the unaudited financial results through June 30, 2026.

2. Financial, customer, usage, operating, and other information was obtained from District records, including, where indicated, the Issuer's audited financial statements and accounting and operating records.

3. The proposed FY 2027 budget assumes a $0.20 increase in the sewer volumetric rate, from $3.58 to $3.78 per 1,000 gallons, representing a 5.6% rate increase. Projected water revenues assume no water-rate increases during the Forecast Period. For FY 2027 the projections assume an annual increase in Cost of Operation and Maintenance of 5.8% over FY 2026 related to personnel services and materials, supplies and other System services and costs related to the Large User Agreement (defined and described below). For FY 2028 through 2030, total sewer revenue is projected to increase approximately 6% annually based on the additional revenue from sewer volumetric rate increases estimated to offset anticipated increases in wastewater treatment and other operating costs. Based on average monthly billed consumption of approximately 124.2 million gallons, the projections correspond to assumed sewer volumetric rates of approximately $4.20, $4.65, and $5.13 per 1,000 gallons for FY 2028, FY 2029, and FY 2030, respectively, representing approximate year-over-year rate increases of 11.2%, 10.7%, and 10.3%. These future rate adjustments are planning assumptions, remain subject to Board approval, and will be evaluated annually based on actual billed consumption, operating costs, and System financial results consistent with the Rate Covenant. For FY 2028 through FY 2030, the projections assume annual increases in Cost of Operation and Maintenance of 3.5% related to personnel services and materials, supplies, and other System services and costs related to the Large User Agreement. The projections also assume no additional lands will be annexed into the District and no Additional Bonds other than the Series 2026 Bonds will be issued during Fiscal Years 2027 through 2030.

Organizational Structure

The chart below shows the District's current organizational structure. See also "THE ISSUER AND THE DISTRICT."

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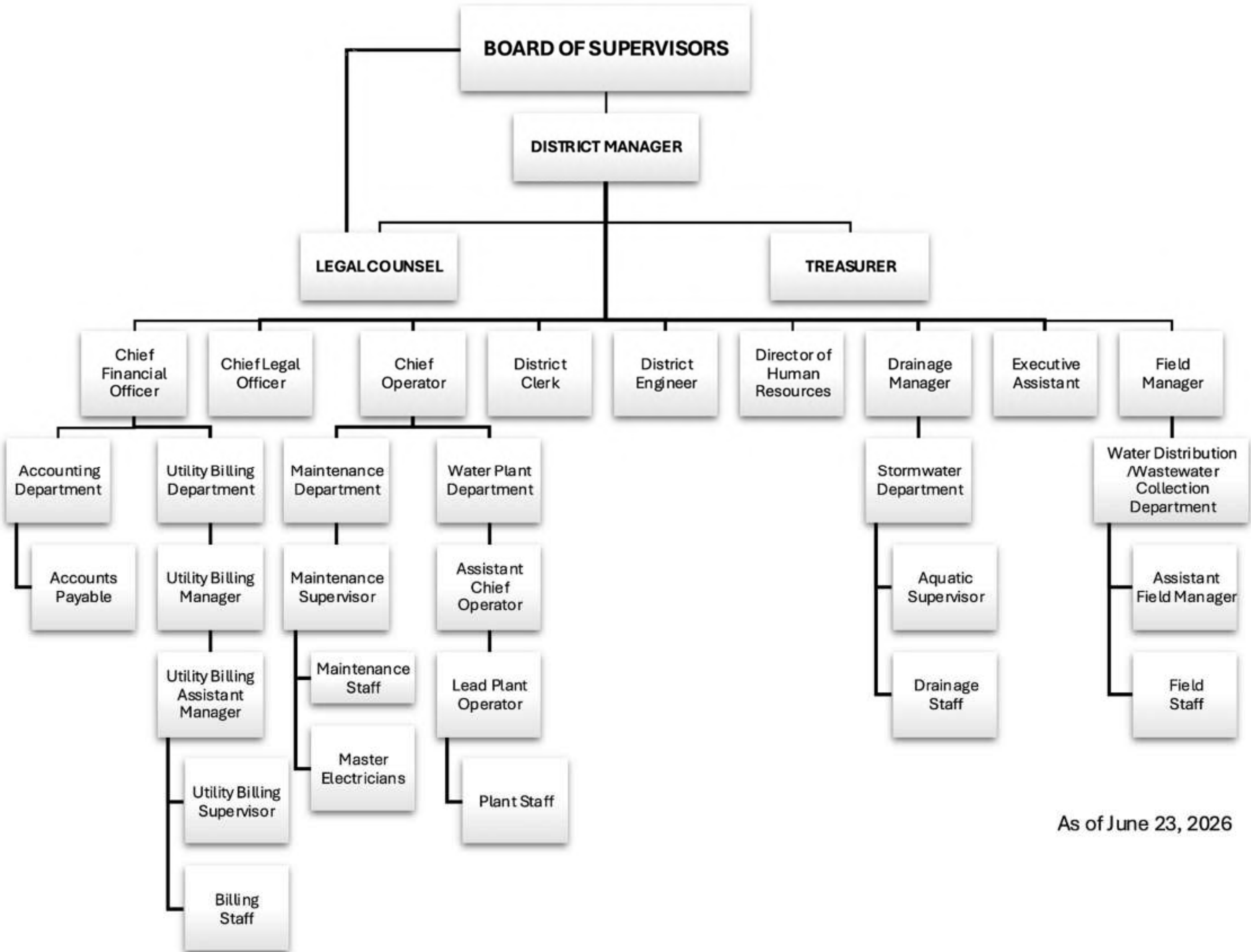

The following summarizes the principal positions most relevant to the System.

<u>Legal Counsel</u> (Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Florida)

Responsibilities. Legal Counsel serves the Board of Supervisors and provides legal guidance and opinions to the District Manager and Board of Supervisors. Responsibilities include reviewing and advising on agenda matters, election issues, procurement, ethics compliance, contract review, land use, and the negotiation and coordination of intergovernmental agreements. Legal Counsel coordinates with the District's in-house legal counsel.

Samuel S. Goren, Esq., Legal Counsel. Mr. Goren serves as Legal Counsel to the Board of Supervisors. Mr. Goren is a shareholder of Goren, Cherof, Doody & Ezrol, P.A., and has served as Legal Counsel since August 2024.

District Manager

Responsibilities. The District Manager is responsible for the District's day-to-day administration, coordination of System operations, implementation of Board policy, budget oversight, regulatory coordination, contract administration, and intergovernmental relations. The District Manager also coordinates the District's administrative, financial, engineering, operational, maintenance, and field functions to support reliable delivery of System services.

Rod Colon, District Manager. Mr. Colon has been employed by the District since 1999 and has served as District Manager since October 2019.

District Engineer

Responsibilities. The District Engineer provides technical direction for the planning, design, permitting, and implementation of the District's capital improvement projects and other engineering matters affecting the System. The District Engineer reviews plans, specifications, and engineering analyses; coordinates with District staff, consultants, contractors, and regulatory agencies; assists with permitting, easement, and right-of-way matters; and provides engineering support during construction and project closeout.

Jane C. Early, P.E., District Engineer. Ms. Early has served as District Engineer since April 2017. Before joining the District, Ms. Early provided engineering services to the District through CH2M HILL beginning in 1992.

Chief Financial Officer

Responsibilities. The Chief Financial Officer ("CFO") is responsible for the District's financial management, budgeting, accounting, financial reporting, debt administration, and long-range financial planning. The CFO oversees general ledger, accounts payable, payroll, project accounting, utility billing, cash management, audit support, and preparation of financial information used by the Board and the District's financing professionals.

Maryam Omidi, Chief Financial Officer. Ms. Omidi has served as the District's Chief Financial Officer since August 2012, when she joined the District to bring its accounting and utility billing functions in-house.

Chief Legal Officer (In-House Counsel)

Responsibilities. The Chief Legal Officer serves as the District's primary internal legal advisor and provides legal, compliance, administrative, and operational support to the District Manager, Board, and District staff. Responsibilities include contract review and negotiation, procurement and regulatory compliance, claims management and demands for payment, dispute resolution, public records and Sunshine Law matters, employment matters, intergovernmental coordination, and coordination with outside counsel.

Grace Solomon, Esq., Chief Legal Officer. Ms. Solomon has served as the District's Chief Legal Officer since March 2026. She previously served on the District's Board of Supervisors, was a Parkland City Commissioner, and has practiced law in Florida for more than 26 years.

Field Manager

Responsibilities. The Field Manager is responsible for the District's Water Distribution/Wastewater Collection Department, which oversees the installation, maintenance, and repair of the District's water distribution mains, wastewater collection pipelines, valves, hydrants, meters, lift stations, and related field infrastructure. Supported by the Assistant Field Manager, the Field Manager directs department field staff responsible for hands-on utility repairs, underground line locating, meter reading, lift station maintenance, and related field operations. The Field Manager participates in departmental budget preparation and administration, prepares cost estimates, monitors expenditures and fleet operations, reviews capital expansion designs, and coordinates water and sewer line certifications of conveyance with city and county engineers. Field technicians operate light to heavy machinery, including excavators, backhoes, and jet trucks, and locate underground utility lines using electronic locating equipment and Geographic Information System databases. Technicians also rebuild lift station pumps, troubleshoot motor-control issues, collect bacteriological water samples, and perform water-quality flushing programs to support water clarity and disinfectant levels. The department maintains operational readiness by managing utility fleets, using trench shoring systems, and maintaining on-call coverage to respond to emergency pipe breaks and related utility events.

Perfecto Rivera, Field Manager. Mr. Rivera has been employed by the District since November 12, 2002, and has served as Field Manager since August 26, 2026. Ward Crowell, the former Field Manager, now serves as Field Administrator Inspector. Mr. Crowell has been employed by the District since January 29, 1987, and served as Field Manager from October 2007 through August 26, 2026.

Chief Operator

Responsibilities. The Chief Operator directs and supervises the operation, maintenance, and water quality processes of the District's Reverse Osmosis treatment facilities. Reporting directly to the District Manager, this role supports compliance with applicable state and federal regulatory requirements, including operating permits. The Chief Operator also serves as the District's Safety Officer, including planning safety training, scheduling documentation audits, and managing hazard identification and accident investigation programs. Administrative duties include preparing the department's budget, scheduling operator shifts, ordering chemical inventories, and coordinating with engineers on infrastructure repairs. This position also oversees training and state-licensing coordination for operator trainees and helps ensure that trainees work under the direct supervision of licensed team members.

Derek Knowles, Chief Operator. Mr. Knowles has been employed by the District since March 2008 and has served as Chief Operator since April 2020.

Overview of the System

The System provides potable water supply, treatment, and distribution services and wastewater collection and transmission services to customers within the Service Area (hereinafter defined) through water production, treatment, transmission, and distribution facilities and wastewater collection and transmission facilities.

The Issuer does not own or operate a wastewater treatment plant. Wastewater collected by the Issuer is transmitted through the Issuer's wastewater collection and conveyance system and ultimately delivered to the County's North Regional Wastewater Treatment Plant ("NRWWTP") for treatment pursuant to the Large User Agreement among the County, the Issuer, and nine other large users, as described later below.

Service Area

General

The Service Area includes all lands within the boundaries of the Issuer and, pursuant to the Operation and Maintenance Agreement between the City of Parkland and the District, approved by City of Parkland Resolution No. 2002-07 (the "Operation and Maintenance Agreement"), certain areas in the City of Parkland known as the Ranches, including: (i) Parkland Magic, a residential community of approximately eleven homes receiving potable water and wastewater collection and transmission services; and (ii) approximately 39 residences along Ranch Road receiving potable water service only. The Service Area is substantially built out and is primarily residential. Accordingly, ongoing capital improvement needs are focused primarily on renewal, replacement, rehabilitation, repair, modernization, operational reliability, regulatory compliance, resiliency, and continued service to existing customers, rather than expansion into undeveloped areas.

Water System Service Area

Based on the Issuer's billing records, as of June 30, 2026, the water system component of the System (the 'Water System') served approximately 15,651 customer accounts, including 15,360 single-family residential accounts and 291 commercial-classified accounts. The commercial-classified total includes eight medium/high-density residential accounts and 283 commercial and retail establishments. The single-family residential total includes 364 dedicated irrigation accounts and 50 residential/agricultural accounts located outside the Issuer's boundaries, consisting of approximately eleven Parkland Magic residential accounts and 39 Ranch Road residential accounts. Customer account totals fluctuate as accounts are activated, closed, or reclassified.

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Water System Customer Accounts by Class

Total Accounts	Single-Family Residential Accounts	Single-Family Residential Share %	Commercial Accounts	Commercial Share %
15,651	15,360	98.1%	291	1.9%
Customer Classification	**Service Sub-Type**	**Active Account Count**	**Percentage of Total**	**Description**
Single Family Residential	Standard Family Single	14,946	95.5%	Residential customers within District boundaries.
Single Family Residential	Irrigation Accounts	364	2.3%	Dedicated potable water accounts serving landscape irrigation
Single Family Residential	Residential / Agricultural	50	0.3%	Parkland Magic and properties along Ranch Road served outside the District boundaries.
Medium/High Density Residential	—	8	0.1%	Multi-family, condos, and high-density residential
Commercial	—	283	1.8%	Active commercial and retail establishments
Total Potable Water Accounts	**—**	**15,651**	**100.0%**	**Total Potable Water Accounts**

Note: The 291 commercial-classified accounts include eight medium/high-density residential accounts and 283 commercial and retail establishments. Commercial water accounts include temporary water-only meters that do not receive wastewater service. Account totals are approximate point-in-time estimates based on the Issuer's billing records and may fluctuate.

Source: The Issuer's utility-billing system account data as of June 30, 2026.

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Wastewater System Service Area

The wastewater component of the System (the "Wastewater System") provides wastewater collection and transmission services within substantially the same area served by the Water System, except that it does not provide wastewater service to the water-only properties located along Ranch Road. As of June 30, 2026, the Wastewater System served 15,078 wastewater customer accounts. Wastewater accounts are maintained separately from potable-water accounts for billing and rate-setting purposes. Dedicated irrigation accounts and Ranch Road water-only customers do not receive wastewater service and therefore are not included among the Wastewater System accounts.

Water System

Water Treatment Plant

Raw water is treated at the Water System's Water Treatment Plant ("WTP") through four reverse osmosis ("RO") treatment trains having a combined treatment capacity of approximately 9.5 MGD. The treatment process produces potable water for distribution through the Water System and a concentrate stream that is disposed of through the Issuer's injection well. The RO WTP was placed into service in the last quarter of 2017, at which time the Issuer's former lime-softening treatment facilities were retired. Train No. 4 was placed into service during Fiscal Year 2025, increasing the WTP's permitted treatment capacity from 7.5 MGD to 9.5 MGD.

The Issuer operates a Class I non-hazardous injection well, designated as Injection Well No. 1 ("IW-1"), at the WTP for disposal of RO concentrate and non-hazardous membrane-cleaning fluids. IW-1 has a total drilled depth of approximately 3,500 feet below land surface and is permitted for a maximum injection volume of 3.0 MGD. During normal operations, the average disposal volume is approximately 0.6 MGD. The Issuer also operates a dual-zone monitor well, designated as Monitor Well No. 1 ("MW-1"), to monitor water quality and whether injection operations remain contained and consistent with applicable permit requirements.

IW-1 is permitted by the Florida Department of Environmental Protection ("FDEP"). The permit requires a mechanical integrity test every five years. Final pressure testing was completed on June 14, 2022, and the next mechanical integrity test must be completed by June 13, 2027. The current permit expires on June 20, 2030. The Issuer expects to seek renewal of the permit in the ordinary course before its expiration, and anticipates obtaining renewal, subject to FDEP review and approval under applicable permitting requirements.

Potable Water Storage

The Issuer maintains four operational ground storage tanks with a combined potable water storage capacity of approximately 5.0 MG. Two tanks are located at the WTP and provide an aggregate capacity of approximately 2.0 MG, while two tanks are located at the water booster pumping station and provide an aggregate capacity of approximately 3.0 MG.

Based on the Issuer's current emergency storage criteria, approximately 1.13 MG is required to support a four-hour fire flow during peak-demand conditions. The Issuer's total potable water storage capacity exceeds this identified emergency storage requirement.

Distribution System

The Water System includes a distribution system that consists of approximately 176 miles of transmission and distribution mains ranging from 4 inches to 30 inches in diameter, with 8-inch mains comprising the most common pipe size. Approximately 21,028 feet of 16-inch to 30-inch mains connect the ground storage tanks at the WTP to the water booster pumping station. To enhance system resiliency and redundancy, the Issuer maintains three potable water interconnections with neighboring utilities pursuant to written interlocal agreements. Two interconnections are with the City of Coral Springs and are located at University Drive and Wiles Road and at Wiles Road and Coral Ridge Drive. The third interconnection is with Palm Beach County and is located on Loxahatchee Road immediately west of University Drive. Each interconnection is identified by the Issuer as capable of delivering approximately 1.0 MGD of supplemental potable water.

Reuse and Basin Management Action Plan Matters; Water Conservation

The Issuer does not operate a reuse treatment facility and does not currently provide reuse water to customers. The Issuer previously installed reuse distribution infrastructure intended to serve an area within the Issuer commonly known as the “Wedge.” The approximately 1,949-acre Wedge is located in Parkland between Hillsboro Boulevard and Loxahatchee Road and includes certain bordering developments in the Issuer’s northern portion.

The Issuer’s 2019 10-Year Water Supply Facilities Work Plan evaluated reuse as a potential dry-season source in its long-range analysis through 2040. While that analysis included potential reuse supply, the Issuer’s current permitted water-supply allocation is sufficient to meet its anticipated potable-water demands without reliance on reuse.

Reuse water available through the County’s regional system does not presently meet the quality standards necessary for the Issuer’s intended irrigation applications. Insufficient use along the regional transmission system allows the water to remain in the system for extended periods before reaching the Issuer, resulting in odor and other water-quality concerns. Accordingly, the Issuer has not placed its reuse infrastructure into service. If sufficient additional users connect to the regional system and the County is able to provide reuse water meeting the applicable quality standards, the Issuer’s existing reuse infrastructure could be placed into service.

Reuse may nevertheless provide additional operational flexibility and reduce potable-water use for irrigation if suitable reuse water becomes available. The Issuer will continue to monitor reuse availability, regional planning, and any Basin Management Action Plan (“BMAP”) required by applicable Florida law, or other water-quality requirements that may affect future reuse service or System operations.

The Issuer maintains a water-conservation program that includes implementation of the Year-Round Landscape Irrigation Rule under Chapter 40E-24, *Florida Administrative Code*; an inclining block rate structure; dedicated irrigation-meter rates; automated metering; water-loss monitoring; public education; and a toilet-replacement rebate program for qualifying United States Environmental Protection Agency WaterSense® labeled toilets. Automated metering installed as part of the capital improvements to the System financed by the Series 2024 Bond (the “Series 2024 Project”) improves the Issuer’s ability to monitor customer water use and identify apparent and actual distribution-system losses.

Water Use Permit

The Water System has a total annual raw water withdrawal allocation of approximately 2,103.9 million gallons ("MG") pursuant to Water Use Permit No. 06-00274-W (the "WUP"). The WUP was issued to the District by the South Florida Water Management District ("SFWMD") on August 21, 2019, as a renewal of the Issuer's prior water use permit and expires on August 21, 2039. The WUP authorizes public water supply withdrawals to serve the System's Service Area and a projected population of approximately 44,000 persons in 2039. The permit includes conditions relating to withdrawal reporting, metering, water conservation, water loss, wellfield operation, water quality monitoring, compliance reporting, and notice requirements for certain changes in service area, demand, or water-supply arrangements. The Issuer's current WUP is included in Appendix B to the Report for reference.

The WUP authorizes withdrawals from the Biscayne Aquifer and the Upper Floridan Aquifer and establishes source-specific maximum withdrawal limits of 1,890 MG annually from the Biscayne Aquifer and 525.6 MG annually from the Upper Floridan Aquifer. These source-specific maximums provide operational flexibility under varying hydrologic conditions, including periods when increased reliance on the Upper Floridan Aquifer may be necessary because of reduced availability from the Biscayne Aquifer. The source-specific maximums are not additive, and total annual withdrawals remain subject to the Issuer's overall permitted annual allocation of 2,103.9 MG. The Issuer's Biscayne Aquifer supply is drawn through ten active production wells, and its Upper Floridan Aquifer supply is drawn through one dedicated production well. The table below presents the Issuer's WUP and raw water allocation information.

Water Use Permit and Raw Water Allocation

Permit Number	Permittee	Source Aquifer	Annual Allocation (MG)	Max Monthly Allocation (MG)	Expiration Date
06-00274-W	District	Biscayne	1,890	185.72	08/21/2039
06-00274-W	District	Upper Floridan	525.6	45	08/21/2039

Note: The source-specific annual allocations shown above are maximum amounts that may be withdrawn from each aquifer and are not additive. Although the individual source maximums total 2,415.6 MG, the Issuer may not withdraw more than 2,103.9 MG annually in the aggregate from all permitted sources.

Source: South Florida Water Management District Water Use Permit No. 06-00274-W, issued August 21, 2019.

As noted above, the WTP has a combined treatment capacity of approximately 9.5 million gallons per day ("MGD"). The Issuer also maintains approximately 5.0 MG of potable water storage capacity and three potable water interconnections with neighboring utilities that provide supplemental supply, redundancy, and emergency operating flexibility.

Future significant increases in water demand above the Issuer's permitted allocation, although currently unanticipated, or material changes in source use, service area, demand, or treatment method, may require SFWMD review and approval through a permit modification or renewal. Future additional water-supply needs may be addressed through alternative water-supply sources, including the Upper Floridan Aquifer, reuse if and when available, conservation, interconnections, or other approved sources or offsets, subject to applicable regulatory approval. Based on the information currently available and assuming that the applicable SFWMD permitting rules and criteria remain materially unchanged, the Issuer expects to seek renewal of the WUP in the ordinary course before its 2039 expiration.

The Issuer does not operate all production wells continuously or at maximum capacity. Instead, the Issuer rotates wells and blends water from the Biscayne and Upper Floridan Aquifers to support efficient operation, reduce wear on individual wells, and facilitate routine maintenance. This operating flexibility allows wells to be taken out of service for maintenance while the Issuer continues to meet System demand within its permitted allocation.

Historical Water Demand and Capacity

The table below summarizes the Issuer's historical raw water withdrawals and finished water demand for Fiscal Years 2021 through 2025. The WUP limits aggregate annual withdrawals to 2,103.9 million gallons, equivalent to an average of approximately 5.76 MGD. The Issuer's average annual raw water demand remained below that allocation in each year shown. Maximum-month demand is presented to illustrate seasonal demand patterns and does not constitute an annual withdrawal limit.

The Issuer's finished water demand also remained below the WTP's applicable permitted treatment capacity in each year shown. The permitted treatment capacity was 7.5 MGD for Fiscal Years 2021 through 2024. Train No. 4 was placed into service during Fiscal Year 2025, increasing the permitted treatment capacity from 7.5 MGD to 9.5 MGD.

<u>Historical Raw and Finished Water Demand, Permitted Allocation, and Treatment Capacity</u>

Year	Raw Water Average Annual Daily Demand (AADD) (MGD)	Raw Water Maximum Month Daily Demand (MMDD) (MGD)	WUP Annual Allocation Average Daily Equivalent (MGD)	Finished Water Average Annual Daily Demand (AADD) (MGD)	Finished Water Maximum Month Daily Demand (MMDD) (MGD)	WTP Permitted Treatment Capacity (MGD)
2021	4.96	6.93	5.76	4.36	5.41	7.50
2022	4.81	5.42	5.76	4.11	4.50	7.50
2023	5.05	6.06	5.76	4.12	4.83	7.50
2024	5.07	7.32	5.76	4.30	5.22	7.50
2025	5.24	6.99	5.76	4.61	5.06	9.50

<u>Note</u>: AADD = Average Annual Daily Demand. MMDD = Maximum Month Daily Demand. The 5.76 MGD WUP allocation is the average daily equivalent of the District's annual permitted allocation of 2,103.9 million gallons and is not a maximum-month limit. The WTP's permitted treatment capacity increased from 7.5 MGD to 9.5 MGD when Train No. 4 was placed into service during Fiscal Year 2025. For purposes of evaluating permitted supply, raw water AADD should be compared with the 5.76 MGD average daily equivalent of the annual WUP allocation; raw water MMDD is shown only to illustrate seasonal demand. For purposes of evaluating treatment capacity, finished water MMDD should be compared with the WTP's permitted treatment capacity.

Source: Issuer records; historical water-demand and treatment-capacity information provided by the District Engineer; and South Florida Water Management District Water Use Permit No. 06-00274-W.

Water Demand Projections

The table below presents projected raw and finished water demand through 2045 and compares those projections with the Issuer's permitted raw-water allocation and WTP treatment capacity. The Issuer's WUP expires in 2039. Projected finished-water AADD is based on the Service Area population projections in Section 3.3 of the Report and assumes water use of approximately 105 gallons per person per day. Projected finished-water MMDD reflects the applicable peaking factor. Projected raw-water demand was calculated using the five-year average relationship between the Issuer's historical raw- and finished-water demand. Because these projections depend on assumptions regarding future population, water use, and operating conditions, actual demand may differ.

As shown in the table below, projected raw water AADD remains below the average daily equivalent of the Issuer's annual WUP allocation throughout the Forecast Period. Projected finished water MMDD likewise remains below the WTP's permitted treatment capacity. Accordingly, the Issuer's existing permitted allocation and treatment capacity are projected to be sufficient to meet anticipated Water System demand through 2045, assuming timely renewal of the WUP following its expiration in 2039 and subject to the other assumptions described herein.

Future water demand above the Issuer's permitted allocation, or material changes in source use, demand, service area, or treatment method, may require SFWMD review and approval through a permit modification, renewal, or other applicable regulatory process. The Issuer's permitted access to the Biscayne and Upper Floridan Aquifers, together with conservation practices, interconnections, and potential alternative water-supply sources or offsets, provides flexibility for addressing future water-supply needs, subject to applicable regulatory approval.

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Projected Raw and Finished Water Demand, Permitted Allocation, and Treatment Capacity

Year	Projected Raw Water Average Annual Daily Demand (AADD) (MGD)	Projected Raw Water Maximum Month Daily Demand (MMDD) (MGD)	WUP Annual Allocation Average Daily Equivalent (MGD)	Projected Finished Water Average Annual Daily Demand (AADD) (MGD)	Projected Finished Water Maximum Month Daily Demand (MMDD) (MGD)	WTP Permitted Treatment Capacity (MGD)
2026	5.18	6.59	5.76	4.43	5.05	9.50
2030	5.38	6.84	5.76	4.60	5.24	9.50
2035	5.39	6.85	5.76	4.61	5.25	9.50
2040	5.40	6.86	5.76	4.62	5.26	9.50
2045	5.42	6.89	5.76	4.63	5.28	9.50

Note: AADD = Average Annual Daily Demand. MMDD = Maximum Month Daily Demand. Projected finished-water AADD is based on the Service Area population projections in Section 3.3 and assumed water use of approximately 105 gallons per person per day. Projected finished-water MMDD reflects the applicable peaking factor. Projected raw-water AADD and MMDD were calculated using the respective five-year average ratios of historical raw-water demand to finished-water demand for Fiscal Years 2021 through 2025, which are assumed to remain constant throughout the Forecast Period. The 5.76 MGD WUP allocation represents the average daily equivalent of the District's annual permitted allocation of 2,103.9 million gallons and is not a maximum-month limit. The WUP allocation shown after its 2039 expiration assumes timely renewal at the same allocation for planning purposes. Projected raw-water AADD should be compared with the 5.76 MGD WUP allocation, and projected finished-water MMDD should be compared with the WTP's 9.5 MGD permitted treatment capacity. The WUP allocation and WTP treatment capacity are existing permit values, not calculated demand projections.

Source: District Engineer; Issuer records; South Florida Water Management District Water Use Permit No. 06-00274-W; and population and water-demand projections described in Sections 3.3 and 3.4.

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Wastewater System

General

The Wastewater System utilizes gravity sewers, force mains, and lift stations to collect and convey wastewater generated within the Wastewater System Service Area. The Wastewater System includes 74 lift stations, approximately 129.55 miles of gravity sewer mains, and approximately 34.69 miles of force mains. A lift station inventory is included in Appendix A.

Wastewater collected by the Issuer is conveyed through the Issuer's collection and transmission system to the applicable points of connection with Broward County's regional wastewater system. Pursuant to the Large User Agreement described below, the wastewater is then transmitted to the NRWWTP for treatment and disposal.

Large User Agreement

As noted above, the Issuer does not own or operate a wastewater treatment plant. Wastewater transmission, treatment, and disposal services are provided by Broward County pursuant to the Large User Wastewater Agreement dated May 23, 1989, as amended in 1993, 1998, 2001, and 2002 (collectively, the "Large User Agreement"). The Issuer is one of the ten large users served by the County's North Regional Wastewater System. The amendments added an additional point of connection, revised the Issuer's wastewater service area, and increased the Issuer's reserved capacity.

Under the Large User Agreement, the County is responsible for providing regional wastewater transmission, treatment, and disposal services. The Issuer is responsible for constructing, operating, and maintaining the gravity sewers, lift stations, pumping stations, force mains, and related facilities upstream of the points of connection with the County's system. The Issuer has agreed to purchase its wastewater transmission, treatment, and disposal services from the County.

The Large User Agreement also requires the Issuer, with the assistance of a professional engineer, to review its wastewater service needs annually and project its future transmission and treatment flow requirements. These projections are used by the County for planning future regional wastewater system improvements and capacity needs. The Third Amendment established the Issuer's reserved transmission, treatment, and disposal capacity at 3.53 MGD.

Broward County Water and Wastewater Services' Schedule of Large User Reserve Capacity and Debt Service Allocation for the year ended September 30, 2025, identifies total treatment reserve capacity allocated to large users of 87.1314 MGD. The District's reserved transmission, treatment, and disposal capacity of 3.53 MGD represents approximately 3.7% of the NRWWTP's 95 MGD permitted treatment capacity. Approximately 7.9 MGD of the NRWWTP's permitted treatment capacity remained unallocated as of September 30, 2025. Table 3.6 summarizes the District's historical wastewater flows for FY 2021 through FY 2025.

Historical Wastewater Flows and Reserved Capacity of the Issuer

Year	Total Wastewater Flow (MG)	Average Daily Flow (MGD)	Reserved Capacity (MGD)
2021	1,451.706	3.98	3.53
2022	1,448.534	3.97	3.53
2023	1,571.419	4.31	3.53
2024	1,198.334	3.28	3.53
2025	1,140.196	3.12	3.53

Note: Average daily flow is calculated from the annual wastewater-flow information maintained in the District's Broward County wastewater billing records. The FY 2025 annual flow of 1,140.196 million gallons, equivalent to an average daily flow of approximately 3.12 MGD, is consistent with the amount reported in Broward County Water and Wastewater Services' Schedule of Large User Annual Adjustments for the year ended September 30, 2025.

Source: North Springs Improvement District records; Broward County Water and Wastewater Services, Schedule of Large User Reserve Capacity and Debt Service Allocation and Schedule of Large User Annual Adjustments for the year ended September 30, 2025.

As shown above, the Issuer's annual average wastewater flows were above its 3.53 MGD reserved capacity during FY 2021 through FY 2023 due to metering discrepancies that were resolved by FY 2024 and below its reserved capacity during FY 2024 and FY 2025.

The County establishes and periodically adjusts the charges payable by large users for wastewater transmission, treatment, and disposal. Those charges include operating and maintenance charges, debt-service charges, and a surcharge supporting the County's improvement, repair, and replacement fund. The table below summarizes the Issuer's Large User Agreement costs for FY 2021 through FY 2025, the amount included in the Issuer's FY 2026 Annual Budget, and the amount included in the proposed FY 2027 Annual Budget.

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Broward County Large User Agreement Costs

Fiscal Year	Amount
2021 Actual	$3,243,102.48
2022 Actual	$3,341,305.56
2023 Actual	$4,440,782.75
2024 Actual	$3,388,651.98
2025 Actual	$3,453,869.40
2026 Budgeted	$3,800,000.00
2027 Proposed Budget	$4,000,000.00

Note: The amounts shown include the Issuer's costs for wastewater transmission, treatment, and disposal services provided by Broward County pursuant to the Large User Agreement. The FY 2027 amount is included in the Issuer's proposed budget and remains subject to completion and adoption of the FY 2027 budget.

Source: North Springs Improvement Issuer financial records, FY 2026 Annual Budget, and preliminary FY 2027 budget information.

The County's charges under the Large User Agreement constitute a material component of the Issuer's wastewater operating costs. The Issuer's wastewater rates are designed to recover those wholesale charges. Increases in the County's charges are treated by the Issuer as pass-through operating cost increases and may be reflected in the Issuer's wastewater rates following the applicable public-hearing and Board-approval process.

The Large User Agreement does not have a fixed calendar expiration date. Instead, it terminates at the end of the County's next full fiscal year after the obligations issued for the County's North Issuer regional transmission, treatment, and disposal facilities have been retired or otherwise satisfied. Based on the information currently available, the Issuer reasonably expects the Large User Agreement to remain in effect through the final anticipated maturity of the Series 2026 Bonds.

Based on the most recently completed fiscal year, the Issuer is operating within its reserved capacity under the Large User Agreement. The Issuer will continue to monitor wastewater flows, customer demand, and projected growth. If future wastewater demands are projected to exceed the Issuer's reserved capacity, the Issuer may seek to purchase additional capacity from Broward County, subject to capacity availability, County approval, the terms of the Large User Agreement, and payment of the applicable charges. No costs associated with providing any additional wastewater capacity are currently included in the Series 2026 Project.

Regulatory Status

Water System

The Issuer operates the Water System pursuant to Water Use Permit No. 06-00274-W issued by the SFWMD, the applicable water treatment plant permits and approvals administered by the FDEP, and the separate FDEP Underground Injection Control permit authorizing operation of IW-1. SFWMD regulates the Issuer's withdrawal and use of groundwater, while the FDEP administers the drinking-water and Underground Injection Control requirements applicable to the Issuer's water treatment facilities and injection well. The Issuer also maintains other approvals applicable to the WTP and related facilities.

Based on Issuer records and information provided by Issuer staff as of the date of this Report, the Issuer is not aware of any outstanding regulatory orders, consent orders, unresolved boil water notices, or material notices of violation relating to operation of the Water System. The Issuer operates the Water System in accordance with its applicable permits and regulatory requirements and monitors compliance matters in the ordinary course of operations.

The Issuer is subject to federal and state drinking water standards, monitoring, and reporting requirements applicable to public water systems. The Issuer performs required water quality monitoring and provides customers with an annual Consumer Confidence Report describing the quality of the drinking water supplied by the Issuer and its compliance with applicable drinking water standards.

The Issuer is subject to the United States Environmental Protection Agency's Lead and Copper Rule and applicable revisions governing public water systems. The Issuer completed the required initial service line inventory based on available records and information. No lead service lines were identified, and the presence of lead service lines within the Water System is not expected based on the information currently available. The Issuer will continue to comply with applicable monitoring, inventory, reporting, and other requirements.

Per- and polyfluoroalkyl substances ("PFAS") are a group of persistent synthetic chemicals that have become the subject of increased federal and state regulatory attention. In April 2024, the United States Environmental Protection Agency ("USEPA") adopted national primary drinking water standards for certain PFAS. In May 2026, USEPA proposed retaining the drinking water standards for PFOA and PFOS while re-establishing a process through which eligible public water systems could seek up to two additional years to comply. In a separate rulemaking, USEPA proposed rescinding the standards applicable to certain other PFAS and PFAS mixtures. Neither proposal has been finalized as of the date of this Report. The Issuer will continue to monitor developments in applicable USEPA and FDEP requirements and any resulting implementation or compliance obligations.

The Issuer treats its raw water through RO treatment. PFAS have been detected in the Issuer's source water; however, finished water testing performed to date, including testing conducted under USEPA's Third and Fifth Unregulated Contaminant Monitoring Rules, reported no detectable PFAS at the applicable laboratory reporting limits. Based on current finished water results and presently applicable requirements, the Issuer does not anticipate an immediate need for additional PFAS-specific treatment improvements. The Issuer will continue to monitor source and finished water, regulatory developments, and any associated operational or capital requirements.

Wastewater System

As noted, the Issuer does not own or operate a wastewater treatment facility. Wastewater collected within the Wastewater System is conveyed through the Issuer's collection and transmission facilities to Broward County's regional wastewater system for treatment and disposal at the NRWWTP. The Issuer does not provide wastewater treatment or reclaimed water services; accordingly, BMAP and Reasonable Assurance Plan ("RAP") requirements applicable to wastewater treatment facilities pursuant to applicable Florida law do not apply to the Issuer's wastewater collection and transmission facilities.

The Issuer operates and maintains its wastewater collection and transmission facilities in accordance with Chapter 403, *Florida Statutes*; Chapter 62-604, *Florida Administrative Code*; Chapter 27, Article V of the Broward County Code of Ordinances; and the requirements of the Large User Agreement. Chapter 62-604 establishes requirements for the design, construction, operation, and maintenance of domestic wastewater collection and transmission systems. Within Broward County, the Broward County Domestic Wastewater Program administers applicable collection and transmission permitting requirements under authority delegated by FDEP and enforces the applicable requirements of Chapter 27, Article V of the Broward County Code of Ordinances.

Based on Issuer records and information provided by Issuer staff as of the date of this Report, the Issuer is not aware of any outstanding regulatory orders, consent orders, or material notices of violation requiring corrective action with respect to its wastewater collection and transmission facilities. The Issuer monitors applicable regulatory developments and maintains the permits and approvals applicable to those facilities. Broward County is responsible for the permits and regulatory requirements applicable to the NRWWTP and the County's regional wastewater transmission, treatment, and disposal facilities.

Capital Improvements and the Series 2026 Project

General

South Florida's low-lying geography, porous limestone geology, elevated groundwater conditions, severe rainfall events, and exposure to hurricanes and other extreme weather are relevant considerations in the District's long-term planning for the System. With respect to the Water System, the District monitors water-supply and water-quality conditions affecting the Biscayne and Upper Floridan Aquifers. The District's RO treatment facilities, permitted access to both aquifers, potable water storage, emergency interconnections, and operating flexibility provide multiple means of supporting reliable water service as conditions change. With respect to the Wastewater System, severe rainfall, flooding, power interruptions, and other weather-related conditions may affect lift stations and related electrical, control, telemetry, and emergency-power equipment. The District considers the condition, location, operational importance, and resiliency of these facilities when prioritizing capital improvements.

Portions of the System include aging equipment, electrical components, controls, pumps, piping, lift station components, and related infrastructure that require ongoing renewal, replacement, rehabilitation, repair, and modernization. The District addresses these needs through its capital improvement planning process, including the Series 2026 Project and other current System projects. As discussed previously, the System's Service Area is substantially built out and is primarily residential. Accordingly, the District's ongoing capital improvement program is focused primarily on renewal, replacement, rehabilitation, repair, modernization, operational reliability, regulatory compliance, and resiliency of existing System assets rather than expansion into undeveloped areas.

The District's most recent significant capital project relating to the System is the Series 2024 Project, which is substantially complete. The Series 2024 Project modernized the District's Advanced Metering Infrastructure through replacement and retrofitting of transmitters serving approximately 15,550 existing water meters, together with related cellular communications, mapping, meter-reading, software, billing-system integration, customer-engagement, and ancillary improvements. Existing water meters were retained as part of the project.

As noted above under "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—'General' and 'Application of Monies in Renewal and Replacement Fund'," the Bond Resolution establishes a Renewal and Replacement Fund for the System. The required balance in the Renewal and Replacement Fund equals the amount recommended by the District Engineer or a Qualified Independent Consultant, as such recommendation may be modified from time to time in accordance with the Bond Resolution and certified in writing to the Trustee by an Authorized Officer of the District. The recommended amount is also reflected in the District's Annual Budget for the System. Amounts held in the Renewal and Replacement Fund may be used for unusual or extraordinary maintenance and repairs, renewals and replacements, acquisition, installation, or replacement of System equipment, related engineering, legal, and administrative expenses, and other purposes authorized by the Bond Resolution, including certain emergency expenditures and matching funds for eligible federal or state assistance programs. As noted earlier, the currently recommended Renewal and Replacement Fund requirement is $1,806,413 and such amount is on deposit in the Renewal and Replacement Fund.

The table below summarizes the Issuer's current capital projects other than those included in the Series 2026 Project, together with the estimated remaining cost of each project and its anticipated funding source.

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Other Current Water and Wastewater System Projects

Project	Estimated Remaining Cost	Anticipated Funding Source
RO/HSP PLC Upgrade	$53,200.92	Available Water and Sewer Fund resources
New CO2 System	$354,715.21	Available Water and Sewer Fund resources
CO2 System/Floridan Well Improvements	$11,880.00	Available Water and Sewer Fund resources
Booster Pump Station and Chemical Building Expansion	$580,862.50	Available Water and Sewer Fund resources
North Perimeter Wall	$1,415,000.00	Available Water and Sewer Fund resources
Booster Pump Station Security System Upgrade	$40,530.59	Available Water and Sewer Fund resources
AMI Project Closeout and Contingency	$10,000.00	Available Water and Sewer Fund resources
TOTAL	**$2,466,189.22**	

Note: Estimated remaining costs represent amounts remaining to be paid under the applicable agreements and other anticipated project-closeout costs, based on District records and information available as of August 1, 2026. The projects shown are separate from the Series 2026 Project and are expected to be funded from available Water and Sewer Enterprise Fund resources on deposit in the Operation and Maintenance Fund established under the Bond Resolution, subject to annual appropriation, applicable District approvals, and the availability of funds.

Source: District capital-project records and information provided by the District's Chief Financial Officer as of August 1, 2026.

Series 2026 Project

A detailed description of the Series 2026 Project is set forth in Sections 5.5 and 5.6 of the Report. The Series 2026 Project constitutes a significant component of the District's current capital improvement planning for the System. The improvements financed with proceeds of the Series 2026 Bonds as part of the Series 2026 Project will be owned and operated by the District as part of the System.

The anticipated Series 2026 Bond proceeds allocation for the acquisition, construction, equipping and installation of the Series 2026 Project is approximately $10 million. This anticipated allocation is based on currently available District capital-planning information, recent inspections and evaluations of District infrastructure, available engineering information, vendor information, and preliminary planning-level cost estimates. Consistent with the District's capital-planning practices, the underlying estimates include construction contingencies. The anticipated bond-proceeds allocation also includes design and engineering fees, permitting, construction administration, inspection, professional services, equipment acquisition, and other related soft costs and implementation expenses. The allocations and underlying cost estimates are planning-level estimates and may be revised as project scopes are finalized and additional design, procurement, vendor, and market information becomes available. Actual costs may vary based on final scopes, bidding and procurement results, equipment availability, market conditions, and other implementation factors. The District Engineer believes the cost estimates for the Series 2026 Project in the Report are reasonable.

The Series 2026 Project includes renewal, replacement, rehabilitation, repair, modernization, and related improvements intended to support System reliability and resiliency. Relevant improvements include lift station rehabilitation, pump and control-panel replacement, telemetry and monitoring upgrades, water storage improvements, emergency power improvements, and related work intended to reduce the risk of service interruptions during adverse operating conditions. The anticipated components of the Series 2026 Project include wastewater lift station modernization and telemetry improvements; water storage tank structural renewal and recoating; water treatment facility membrane replacement and related improvements; emergency power and System resiliency improvements; construction of an additional equipment storage building; and related electrical, instrumentation, controls, site, appurtenant, engineering, permitting, construction administration, contingency, and other related System improvement costs.

A primary component of the Series 2026 Project is the modernization and rehabilitation of portions of the District's wastewater collection and transmission system, including District lift stations. Anticipated improvements include pump replacements, wet well rehabilitation, protective coatings, control-panel and intelligent motor starter upgrades, electrical improvements, and integration with the District's VTScada and SCADA systems to enhance monitoring, diagnostics, alarm management, maintenance planning, and operational reliability.

The Series 2026 Project is also expected to include structural rehabilitation and recoating of existing potable water storage tanks; phased replacement of RO membranes and related water treatment facility improvements; upgrades or replacement of emergency generators and related resiliency improvements; construction of an additional equipment storage building; and other related improvements necessary to support continued System operations.

The District expects to implement the Series 2026 Project in phases and reasonably expects to expend the proceeds of the Series 2026 Bonds available to pay Costs of the Series 2026 Project within three years after issuance. The District currently anticipates completing the Series 2026 Project during the fourth quarter of 2029, subject to the implementation considerations described above. The District may adjust the timing, sequencing, scope, and allocation of available project funds among eligible Series 2026 Project components based on final engineering determinations, procurement results, equipment availability, permitting or approval requirements, field conditions, operational priorities, and other factors affecting implementation.

Series 2026 Project Anticipated Permits and Approvals

Most components of the Series 2026 Project are expected to involve the repair, replacement, rehabilitation, maintenance, modernization, or localized upgrading of existing System infrastructure. Accordingly, several project components may proceed through procurement and construction without major new utility construction permits. These components may include lift station renewal and replacement, RO membrane replacement and related treatment-facility improvements, VTScada and telemetry improvements, emergency power improvements, and water storage tank rehabilitation. The proposed additional equipment storage building is expected to require local development, building, zoning, site plan, and related approvals from the City of Parkland. The District has initiated the applicable local approval and permitting process and currently anticipates receiving the required approvals during the fourth quarter of 2026.

Rates, Fees and Charges

General

The District establishes rates, fees, and charges for System services pursuant to the authority granted by the Special Act and the District's Operating Policy. The District's rate structure includes minimum monthly service charges, volumetric usage charges, meter-based commercial charges, irrigation charges, and other fees associated with utility service and account administration. The District has adopted an inclining block rate structure for potable water and irrigation service to encourage conservation.

The District's rates, fees, and charges are established in Schedule "A," Water and Sewer Rates and Charges, to the District's Operating Policy, as amended from time to time by resolution of the Board. The current Schedule "A" is included in Appendix D to the Report for reference. The current rate schedule remains in effect unless amended, rescinded, or repealed by the Board. The District reviews its rates, fees, and charges annually as part of the budget process and may revise them in accordance with applicable law and District policy. Resolution No. 2025-06, adopted August 6, 2025, increased the wastewater volumetric charge from $3.36 to $3.58 per 1,000 gallons, effective upon adoption, while providing that all rates, fees, and charges not specifically amended remained unchanged.

The District's water rates include minimum monthly charges based on customer classification and meter size, together with inclining volumetric charges based on monthly consumption. Residential and commercial water usage is charged at $2.33 per 1,000 gallons for the first 12,600 gallons, $4.71 per 1,000 gallons from 12,601 through 25,200 gallons, and $7.06 per 1,000 gallons above 25,200 gallons. Separate usage thresholds apply to medium- and high-density residential customers. The minimum monthly charge for residential, multi-family, Ranches, and Parkland Magic water service is $24.34, while minimum monthly commercial charges vary by meter size. Water charges are subject to the applicable 10% public service tax for System customers residing within the City of Coral Springs.

The District's irrigation rates include minimum monthly charges based on customer classification and meter size, together with inclining volumetric charges based on monthly consumption. Irrigation usage is charged at $2.35 per 1,000 gallons for the first 12,600 gallons, $4.71 per 1,000 gallons from 12,601 through 25,200 gallons, and $7.06 per 1,000 gallons above

25,200 gallons. The minimum monthly charge for residential irrigation service is $24.34, while other irrigation minimum charges vary by meter size. Irrigation charges are subject to the applicable 10% public service tax for customers residing within the City of Coral Springs.

The District's wastewater rates include minimum monthly charges based on customer classification and meter size, together with a uniform volumetric charge for metered consumption. The current wastewater volumetric charge is $3.58 per 1,000 gallons of metered consumption. The minimum monthly charge for residential, multi-family, Ranches, and Parkland Magic wastewater service is $23.81. The current water, wastewater, and irrigation rates are summarized in Tables 6.2 through 6.4 of the Report.

Wastewater transmission, treatment, and disposal are provided by the County pursuant to the Large User Agreement. The District's wastewater rates are therefore designed to recover the wholesale charges imposed by the County for regional wastewater transmission, treatment, and disposal services. Increases in those County charges are treated by the District as pass-through operating cost increases and may be reflected in the District's wastewater rates following the applicable public hearing and Board approval process. Such adjustments relate to wastewater operating costs under the Large User Agreement and are not driven by the Series 2026 Project.

The Board has approved wastewater volumetric-rate increases in each of the five most recent annual rate-review periods. As shown in Table 6.1, the wastewater volumetric rate increased from $2.70 to $3.58 per 1,000 gallons from 2021 through 2025. These adjustments reflect, among other matters, increases in the County's wastewater transmission, treatment, and disposal charges passed through to the District under the Large User Agreement. The District's history of adjusting wastewater rates in response to operating-cost increases provides context for the future rate-adjustment assumptions used in the financial projections described in Chapter 8 of the Report. Other material rate actions during the periods shown are as follows: Resolution No. 2021-11 increased wastewater minimum charges by $5; Resolution No. 2022-05 established reclaimed/reuse-water charges; and Resolution No. 2024-15 reduced the first-tier residential and commercial water volumetric rate from $2.35 to $2.33 per 1,000 gallons.

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Historical Wastewater Volumetric Rate Adjustments

Board Action	Rate Before	Rate After	Increase
Resolution No. 2021-01	$2.70	$2.81	$0.11
Resolution No. 2022-01	$2.81	$2.86	$0.05
Resolution No. 2023-01	$2.86	$3.16	$0.30
Resolution No. 2024-15	$3.16	$3.36	$0.20
Resolution No. 2025-06	$3.36	$3.58	$0.22

Note: The table above presents only the annual changes to the District's wastewater volumetric rate during the periods shown and is not intended to present a complete history of all changes to the District's other rates, fees, and charges. The District's complete current rate schedule is included in Appendix D to the Report.

Source: North Springs Improvement District Board resolutions and District financial records.

The financial projections described in Chapter 8 of the Report (and shown below) assume annual wastewater rate adjustments in each of FY 2027 through FY 2030. Those assumed adjustments have not been approved by the Board and are included solely for projection purposes. The Rate Covenant requires the District to maintain rates, fees, and charges, or otherwise take the actions permitted by the Bond Resolution, sufficient to satisfy the applicable Rate Covenant requirements.

Permanent meter fees are $400 for a 5/8-inch residential or commercial meter, $600 for a 1-inch residential or commercial meter, $900 for a 1.5-inch commercial meter, and $250 for an irrigation meter. Fees for commercial 2-inch, 3-inch, 4-inch, 6-inch, and 8-inch meters are based on the cost of the meter plus $150 per ERC. A separate $150 ERT endpoint fee applies to all residential and commercial meter sizes, and refundable meter deposits are charged separately.

The District also maintains charges for standby service, permits, account processing, delinquent accounts, service restoration, meters, lien information, and other utility-related services.

Typical Residential User Bills

A typical residential customer using 10,000 gallons of potable water and wastewater service per month currently pays approximately $112.01. This amount includes the residential water and wastewater minimum monthly charges, applicable volumetric usage charges, and the

10% public service tax imposed by the City of Coral Springs on water charges for System customers residing within the City. The table below presents the calculation of the typical monthly residential bill.

<u>Typical Monthly Residential Water and Wastewater Bill</u>

Service Component	Charge Type	Cost
Water Service	Minimum Monthly Charge	$ 24.34
	Usage (10,000 gallons)	$ 23.30
	Public Service Tax (10%)	$ 4.76
Wastewater Service	Minimum Monthly Charge	$ 23.81
	Usage (10,000 gallons)	$ 35.80
	Total Monthly Bill	**$ 112.01**

<u>Assumption</u>: Residential customer residing within the City of Coral Springs and using 10,000 gallons of potable water and wastewater service per month.

<u>Note</u>: The 10% public service tax is applied to the customer's water charges. Amounts may not total precisely due to rounding.

<u>Source</u>: North Springs Improvement District Schedule "A," Water and Sewer Rates and Charges, as amended by applicable Board resolutions.

<u>Bill Comparison with Other Communities</u>

District staff periodically compare the District's residential water and wastewater charges with those of selected utility providers. Based on a comparison prepared by District staff using rates in effect as of January 28, 2026, a residential customer using 10,000 gallons of water and wastewater service per month would pay approximately $112.01 for combined District service, including the applicable City of Coral Springs public service tax on water charges.

The District's calculated typical residential bill is lower than the calculated bill for each of the other surveyed providers shown in Table 6.8. The calculated monthly bills for those providers range from approximately $149.91 to $251.39. The comparison reflects the rates, fees, taxes, and billing assumptions used as of the stated date and may change as providers revise their rates or rate structures.

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Residential Water and Wastewater Bill Comparison

Provider	Monthly Cost	Cost Difference vs. NSID
North Springs Improvement District	**$112.01**	**District Benchmark**
City of Coral Springs	$149.91	$37.90
Coconut Creek	$161.28	$49.27
Pembroke Pines	$179.50	$67.49
Parkland Utilities	$186.40	$74.39
City of Ft. Lauderdale	$249.05	$137.04
City of Oakland Park	$251.39	$139.38

Assumption: Residential customer using 10,000 gallons of potable water and wastewater service per month.

Note: The comparison reflects the rates, fees, taxes, and billing assumptions used by District staff as of January 28, 2026 and may not reflect subsequent changes by the surveyed providers.

Source: North Springs Improvement District staff rate comparison analysis dated January 28, 2026.

Largest Users / Customer Concentration

The District's customer base is predominantly residential. As discussed in Chapter 3, the Service Area is substantially built out, with future customer growth expected to occur primarily through the completion and occupancy of residential developments currently planned or under construction, including Parkland Royale II. As of June 30, 2026, the District provided potable water service to 15,651 total accounts, consisting of 15,360 residential accounts and 291 commercial accounts. Residential accounts represented approximately 98.14% of total accounts, while commercial accounts represented approximately 1.86%.

The System is not materially dependent upon any single customer for rate revenues. Table 6.9 identifies the District's ten largest water and wastewater customers based on average monthly billings during Fiscal Year 2025. The largest customer accounted for approximately 1.68% of total System rate revenues, while the ten largest customers collectively accounted for approximately 9.82% of total System rate revenues.

Ten Largest Water and Wastewater Customers by Average Monthly Billings

Customer	Average Monthly Invoice	Percentage of Total System Rate Revenue
Edgewater Condo Association	$29,692.04	1.68%
Wyndham Lakes XIV, LLC	$24,572.25	1.39%
Aston Gardens	$23,363.15	1.33%
Citation Way Condominium	$23,066.84	1.31%
Hamptons on Heron Bay	$21,141.49	1.20%
Grand Oasis Condo	$16,732.55	0.95%
Studio 6 Extended Stay	$11,643.83	0.66%
Sunset Trails	$10,690.06	0.61%
Coral Springs Marriott	$6,880.83	0.39%
Costco Wholesale Corp.	$5,294.82	0.30%
Total	**$173,077.86**	**9.82%**

Note: Average monthly billings and percentages are based on District billing records for Fiscal Year 2025. Rankings and percentages may change over time based on customer usage and billing activity.

Source: North Springs Improvement District billing records for Fiscal Year 2025.

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Historical Period Rate Covenant Results

The historical financial information presented in the table below is derived from the District's audited financial statements and related District financial records for FY 2021 through FY 2025. The financial information was prepared by the District and its independent auditors and has been reviewed by District staff in connection with the preparation of this Report.

For purposes of the historical Rate Covenant calculations, Cost of Operation and Maintenance excludes depreciation, interest expense, and other fiscal charges. Losses on disposal of capital assets are also excluded in accordance with the definition of Cost of Operation and Maintenance in the Bond Resolution. This treatment is based on the nature of the losses and is not intended to imply that all noncash items are excluded. The District did not use amounts from the Rate Stabilization Fund to pay Cost of Operation and Maintenance during FY 2021 through FY 2025, and no such amounts are included in the historical calculations.

The table below presents depreciation as part of the District's audited operating expenses and then removes it to reconcile those expenses to Cost of Operation and Maintenance as defined under the Bond Resolution. The FY 2021 through FY 2024 Principal and Interest Requirements include amounts due on the District's Water and Sewer Revenue and Refunding Revenue Bonds, Series 2011. FY 2022 also includes $1,108,686.50 of Principal and Interest Requirements for the Series 2021 Water and Sewer Revenue Bond, and FY 2023 includes the $9,133,039.12 early-redemption payoff of that Bond from land sale proceeds that were credited to the Operation and Maintenance Fund. The Series 2021 Bond amounts were allocated using the same annual amortization-schedule convention used for the Series 2011 Bonds and Series 2024 Bond debt service. The Series 2011 Bonds were refunded on September 27, 2024, in FY 2024, by the Series 2024 Bond. The FY 2025 Principal and Interest Requirements reflect debt service on the Series 2024 Bond.

For purposes of the table below, the restated FY 2023 gain of $17,191,506 from the sale of land held for resale is included in Gross Revenues. Note 2 to Table 7.1 separately discloses transfers to the General Fund of $4,234,340 in FY 2023, $2,152,437 in FY 2024, and $2,712,162 in FY 2025 and excludes those interfund transfers from Cost of Operation and Maintenance. Table 7.1 also includes as Reserve Requirements the required Renewal and Replacement Fund deposits of $100,000 in each of FY 2021, FY 2022, and FY 2023 and $91,667 in FY 2024. No deposit was made in FY 2025, and no amounts in the Renewal and Replacement Fund were withdrawn or used during the historical period.

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Historical Period Rate Covenant Operating Results and Debt Service Coverage

Description		FY 2021	FY 2022	FY 2023 – Restated	FY 2024	FY 2025
Revenues						
Operating Revenues						
	Water	$ 9,897,934	$ 9,885,030	$ 9,902,056	$ 9,960,027	$ 10,117,983
	Sewer	8,503,605	9,110,528	9,626,697	9,770,378	10,185,688
	Other Utility Fees	981,290	953,962	748,011	601,047	606,557
	Total Operating Revenues	$ 19,382,829	19,949,520	$ 20,276,764	$ 20,331,452	$ 20,910,228
Non-Operating Revenues						
	100% Capital Contributions/Connection Fees[1]	$ 135,341	$ 2,460,336	$ 102,351	$ 85,197	$ 1,658,694
	Investment earnings	3,944	24,730	722,712	1,616,539	1,352,086
	Gain on sale of land held for resale[2]	-	-	17,191,506	-	-
	Other Revenues	84,631	57,515	28,037	32,457	199,943
	Total Non-Operating Revenues	$223,916	$2,542,581	$18,044,606	$1,734,193	$3,210,723
	Gross Revenues	**$ 19,606,745**	**$ 22,492,101**	**$ 38,321,370**	**$ 22,065,645**	**$ 24,120,951**
Expenses						
Operating Expenses:						
	Personnel services	$ 4,677,086	$ 5,556,731	$ 7,155,166	$ 6,687,218	$ 7,201,630
	Materials, supplies and services	6,325,131	7,299,363	8,229,806	7,638,763	7,320,506
	Provision for Depreciation[3]	4,256,680	4,410,496	4,648,189	4,992,223	5,317,904
	Total Operating Expenses	$ 15,258,897	$ 17,266,590	$ 20,033,161	$ 19,318,204	$ 19,840,040
	Less, depreciation[3]	(4,256,680)	(4,410,496)	(4,648,189)	(4,992,223)	(5,317,904)
	Total Operating Expenses Less Depreciation	$ 11,002,217	$ 12,856,094	$ 15,384,972	$ 14,325,981	$ 14,522,136
	Cost of Operation and Maintenance[8]	**$ 11,002,217**	**$ 12,856,094**	**$ 15,384,972**	**$ 14,325,981**	**$ 14,522,136**
Non-Operating Revenues (Expenses) Excluded in Calculation						
	Interest expense and other fiscal charges	$(1,416,012)	$(1,231,109)	$(996,789)	$(1,119,986)	$(1,000,269)
	Loss on Disposal of Capital Assets[7]	$(3,321,164)	$(5,126)	$(9,819)	$(178,594)	$(3,461)
	Renewal and Replacement Fund Transfers In (Out)[5]	-	-	-	-	-
	Rate Stabilization Fund Transfers In (Out)[6]	-	-	-	-	-
	Total Non-Operating Revenues (Expenses) Excluded	$ (4,737,176)	$ (1,236,235)	$ (1,006,608)	$ (1,298,580)	$ (1,003,730)
Net Revenues		**$ 8,604,528**	**$ 9,636,007**	**$ 22,936,398**	**$ 7,739,664**	**$ 9,598,815**
Principal and Interest Requirements by Series						
	Series 2011 Bond*	$3,675,751	$3,653,364	$3,648,750	$3,648,568	
	Series 2021 Bond[4]	-	$1,108,687	$9,133,039	-	-
	Series 2024 Bond	-	-	-	-	$3,114,733
Principal and Interest Requirements		$ 3,675,751	$ 4,762,051	$ 12,781,789	$ 3,648,568	$ 3,114,733
Coverage of Debt Service		234%	202%	179%	212%	308%
Minimum Coverage Requirement		110%	110%	110%	110%	110%
Funds Remaining After Debt Service Payment		$ 4,928,777	$ 4,873,956	$ 10,154,609	$ 4,091,096	$ 6,484,082
Required Deposits:						
	Renewal & Replacement Fund[5]	$100,000	$100,000	$100,000	$91,667	-
	Rate Stabilization Fund[6]	-	-	-	-	-
Funds Remaining After Required Deposits		$ 4,828,777	$ 4,773,956	$ 10,054,609	$ 3,999,429	$ 6,484,082
Summary Rate Covenant						
Gross Revenues		$ 19,606,745	$ 22,492,101	$ 38,321,370	$ 22,065,645	$ 24,120,951
Cost of Operation and Maintenance		$(11,002,217)	$(12,856,094)	$(15,384,972)	$(14,325,981)	$(14,522,136)
Net Revenues		**$ 8,604,528**	**$ 9,636,007**	**$ 22,936,398**	**$ 7,739,664**	**$ 9,598,815**
Principal and Interest Requirements		$ 3,675,751	$ 4,762,051	$ 12,781,789	$ 3,648,568	$ 3,114,733
110% of Principal and Interest Requirements		$ 4,043,326	$ 5,238,256	$ 14,059,968	$ 4,013,425	$ 3,426,206
Reserve Requirements[5]		100,000	100,000	100,000	91,667	-
Annual Debt Service Coverage		234%	202%	179%	212%	308%
*Refunded with Series 2024 Bond						

Notes and source on following pages.

Notes:

1. For the purpose of historical debt service coverage, 100% of connection fees are included in the operating revenue calculation.

2. During FY 2023, the District completed the sale of land initially acquired with amounts credited to the Operation and Maintenance Fund and held for resale. The resulting gain was originally reported as $16,671,009 in the FY 2023 audited financial statements and was subsequently restated to $17,191,506 in the FY 2024 audited financial statements, in each case as gain to the Water and Sewer System Enterprise Fund. Accordingly, the restated gain of $17,191,506 is presented in this table and included in Gross Revenues for purposes of the Rate Covenant calculation. Portions of the land-sale cash proceeds were transferred to the General Fund to pay or reimburse project costs. Actual General Fund transfers were $0 in FY 2021 and FY 2022, $4,234,340 in FY 2023, $2,152,437 in FY 2024, and $2,712,162 in FY 2025. These interfund transfers are disclosed separately and excluded from Cost of Operation and Maintenance.

3. For the purpose of historical debt service coverage, depreciation is excluded from the Cost of Operation and Maintenance calculation. Payments due under the Large User Agreement in each FY shown in the table are accounted for as Operating Expenses in the line item for "Materials, supplies, and services."

4. A portion of the cash proceeds from the FY 2023 land sale was used to redeem the Series 2021 Water and Sewer Revenue Bond before its scheduled maturity. The Series 2021 Bond was allocated using the same annual amortization-schedule convention as the Series 2011 Bond and Series 2024 Bond: FY 2022 includes $1,108,686.50, and FY 2023 includes the $9,133,039.12 early payoff.

5. Required deposits to the Renewal and Replacement Fund were $100,000 in each of FY 2021, FY 2022, and FY 2023 and $91,667 in FY 2024. No deposit was made in FY 2025. The last required deposit was made in August 2024. No amounts in the Renewal and Replacement Fund were withdrawn or used during FY 2021 through FY 2025. These deposits are included as Reserve Requirements in the Summary Rate Covenant and in the calculation of Funds Remaining After Required Deposits.

6. There were no deposits into or withdrawals from the Rate Stabilization Fund during FY 2021 through FY 2025. That fund was last funded in September 2015.

7. Losses on disposal of capital assets are excluded from Cost of Operation and Maintenance in accordance with the Bond Resolution because they are accounting write-offs and do not represent reasonable and necessary expenses of administering, maintaining, repairing, or operating the System or amounts required to be paid. This treatment is based on the nature of the losses and is not intended to imply that all noncash items are excluded.

8. The historical Cost of Operation and Maintenance amounts presented in this table retain the noncash other post-employment benefits ('OPEB') expense reflected in the underlying financial statements. These amounts are de minimis in relation to the coverage calculations and have been retained to facilitate reconciliation to the District's audited financial statements. Their inclusion does not establish that noncash OPEB expense must be

included for purposes of the Rate Covenant. See Note 8 to Table 8.1 for the treatment of the additional FY 2026 OPEB expense.

Source: North Springs Improvement District audited financial statements and District financial records for FY 2021 through FY 2025.

Forecast Period Projected Rate Covenant Results

The District's estimated and projected financial results for the System shown in the table below are based on estimated FY 2026 results consisting of actual activity through June 30, 2026 and projected activity for July through September 30, 2026; FY 2027 reflects the proposed FY 2027 Annual Budget; and FY 2028 through FY 2030 are forecasts based on current customer-account information; historical operating results; anticipated customer demand; current contractual and operating obligations, projected operating expenses, including anticipated inflationary and other cost increases; existing Principal and Interest Requirements for the Series 2024 Bond; and the preliminary financing structure for the Series 2026 Bonds, which provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period. The Forecast Period consists of FY 2026 through FY 2030.

The projections assume that the Service Area remains substantially built out; customer growth is limited; water and wastewater usage remains generally consistent with current account levels and historical patterns; and no Additional Bonds other than the Series 2026 Bonds are issued during the Forecast Period. Projected rate revenues reflect the current customer base, anticipated customer growth, historical collections, and assumed future rate adjustments.

The projections assume no increases in water or irrigation rates during the Forecast Period. The proposed FY 2027 Annual Budget includes a $0.20 increase in the wastewater volumetric rate, from $3.58 to $3.78 per 1,000 gallons, representing a 5.6% rate increase. Total FY 2027 sewer revenue is projected to increase approximately 3.4% over the FY 2026 adopted budget. For FY 2028 through FY 2030, total sewer revenue is projected to increase approximately 6% annually. Based on average monthly billed consumption of approximately 124.2 million gallons, those projections correspond to assumed wastewater volumetric rates of approximately $4.20, $4.65, and $5.13 per 1,000 gallons, respectively, representing approximate year-over-year rate increases of 11.2%, 10.7%, and 10.3%. Future rate adjustments are planning assumptions that will be evaluated annually and remain subject to the applicable public-hearing and Board-approval process, consistent with the Rate Covenant in the Bond Resolution.

Projected operating revenues include water, wastewater, irrigation, and other recurring utility-service revenues. Projected non-operating revenues include investment earnings, connection fees, the FY 2026 gain recognized on the disposal of a Water and Sewer System vehicle (for FY 2026), and miscellaneous revenues. The financial projections distinguish between recurring System revenues and other available resources, including carried-forward fund balances or amounts available from District funds. Accordingly, total projected resources should not be interpreted as consisting entirely of recurring System revenues. Projected connection fees are shown separately in Table 8.1 and are included at 100% in Gross Revenues for purposes of the projected Rate Covenant calculations.

Projected Cost of Operation and Maintenance includes personnel, utilities, chemicals, County wastewater transmission, treatment, and disposal charges, repairs and maintenance, insurance, professional services, and other costs associated with operating and maintaining the System.

As shown in Chapter 7 of the Report, historical Cost of Operation and Maintenance has varied from year to year. Projected Cost of Operation and Maintenance for FY 2027 is $18,787,960, approximately 5.8% above the FY 2026 estimated amount of $17,759,417. For FY 2028 through FY 2030, the projections assume annual increases of 3.5% in personnel services and materials, supplies, and services, based in part on fluctuations in the Cost of Operation and Maintenance during the Historical Period.

The FY 2026 Annual Budget includes approximately $28.39 million of total revenues and other available resources and approximately $24.96 million of operating expenses and other uses before debt service, including approximately $6.0 million of carried-forward fund balance and other nonrecurring amounts. The table below presents estimated recurring System revenues, investment earnings, connection fees, the gain recognized on the disposal of a Water and Sewer System vehicle (in FY 2026), miscellaneous revenues, Cost of Operation and Maintenance, and Principal and Interest Requirements used for the projected Rate Covenant analysis. The approximately $1.413 million difference between FY 2026 Total Operating Revenues of $20.890 million and Gross Revenues of $22.303 million consists of approximately $1.347 million of investment earnings, $18,165 of connection fees, the $14,267.32 vehicle-disposal gain, and approximately $34,187 of other revenues.

As of the date of the Report, the Series 2024 Bond had an outstanding principal balance of $23,285,000 and is scheduled to mature on October 1, 2034. The preliminary financing structure for the Series 2026 Bonds provides for interest to appreciate (accrete) through October 1, 2034, with no current principal or interest payments during the Forecast Period. Current-pay debt service on the Series 2026 Bonds is expected to commence in FY 2035, after the Series 2024 Bond has matured. Accordingly, no current debt-service payments on the Series 2026 Bonds are included during the Forecast Period.

Based on information currently available, the District did not use amounts from the Rate Stabilization Fund to pay Cost of Operation and Maintenance during FY 2021 through FY 2025. The table below includes $0 for Renewal and Replacement Fund Transfers In (Out) and $0 for Rate Stabilization Fund Transfers In (Out) in the Rate Covenant calculation for each year from FY 2026 through FY 2030. The proposed FY 2027 Annual Budget authorizes a contingent contribution of up to $100,000 to the Renewal and Replacement Fund if its balance falls below the District Engineer's recommended minimum of $1,806,413.63 and a contingent contribution of up to $50,000 to the Rate Stabilization Fund, but no such contributions are assumed in the table below.

Projected financial results reflected in the table below remain subject to changes in rates, customer usage, operating costs, capital requirements, investment earnings, final financing terms, and other economic and operational conditions.

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<u>Forecast Period Rate Covenant Operating Results and Debt Service Coverage</u>

Description		FY 2026 – Actual through June 30, 2026 and projected for July through September 2026	FY 2027 – Proposed Annual Budget	FY 2028 – Forecast	FY 2029 – Forecast	FY 2030 - Forecast
Revenues						
Operating Revenues:						
	Water	$ 9,346,832	$ 9,400,000	$ 9,400,000	$ 9,400,000	$ 9,400,000
	Sewer[6]	10,281,290	10,550,000	11,183,000	11,853,980	12,565,219
	Other Utility Fees	1,261,990	1,126,000	1,126,000	1,126,000	1,126,000
	Total Operating Revenues	$ 20,890,112	$ 21,076,000	$ 21,709,000	$ 22,379,980	$ 23,091,219
Non-Operating Revenues						
	100% Capital Contributions/Connection Fees[1]	$ 18,165	$ 650,000	-	-	-
	Investment earnings	1,346,718	1,200,000	1,200,000	1,200,000	1,200,000
	Gain on disposal of capital assets[7]	14,267	-	-	-	-
	Other Revenues	34,187	1,000	1,000	1,000	1,000
	Total Non-Operating Revenues	$ 1,413,338	$ 1,851,000	$ 1,201,000	$ 1,201,000	$ 1,201,000
	Gross Revenues	**$ 22,303,450**	**$ 22,927,000**	**$ 22,910,000**	**$ 23,580,980**	**$ 24,292,219**
Expenses						
Operating Expenses:						
	Personnel services	$ 8,177,289	$ 9,017,260	$ 9,332,864	$ 9,659,514	$ 9,997,597
	Materials, supplies and services	9,582,128	9,770,700	10,112,675	10,466,618	10,832,950
	Provision for Depreciation[2]	-	-	-	-	-
	Total Operating Expenses	$ 17,759,417	$ 18,787,960	$ 19,445,539	$ 20,126,132	$ 20,830,547
	Less, depreciation[2]	-	-	-	-	-
	Total Operating Expenses Less Depreciation	$ 17,759,417	$ 18,787,960	$ 19,445,539	$ 20,126,132	$ 20,830,547
	Cost of Operation and Maintenance	**$ 17,759,417**	**$ 18,787,960**	**$ 19,445,539**	**$ 20,126,132**	**$ 20,830,547**
Non-Operating Revenues (Expenses) Excluded in Calculation:						
	Interest expense and other fiscal charges	$(901,841)	$(816,247)	$(729,158)	$(634,794)	$(538,742)
	Renewal and Replacement Fund Transfers in (Out)[3]	-	-	-	-	-
	Rate Stabilization Fund Transfers In (Out)[4]	-	-	-	-	-
	Total Non-Operating Revenues (Expenses) Excluded	$ (901,841)	$ (816,247)	$ (729,158)	$ (634,794)	$ (538,742)
Net Revenues		**$ 4,544,033**	**$ 4,139,040**	**$ 3,464,461**	**$ 3,454,848**	**$ 3,461,672**
Principal and Interest Requirements by Series						
	Series 2024 Bond	$3,111,841	$3,116,246	$3,114,158	$3,114,794	$3,113,742
	Series 2026 Bonds[5]	-	-	-	-	-
Principal and Interest Requirements		$ 3,111,841	$ 3,116,246	$ 3,114,158	$ 3,114,794	$ 3,113,742
Projected Annual Debt Service Coverage		146%	133%	111%	111%	111%
Minimum Coverage Requirement		110%	110%	110%	110%	110%
Funds Remaining After Debt Service Payment		$ 1,432,192	$ 1,022,794	$ 350,303	$ 340,054	$ 347,930
Required Deposits:						
	Renewal & Replacement Fund[3]	-	-	-	-	-
	Rate Stabilization Fund[4]	-	-	-	-	-
Funds Remaining After Required Deposits		$ 1,432,192	$ 1,022,794	$ 350,303	$ 340,054	$ 347,930
<u>Summary Forecast and Debt Service Coverage</u>						
Gross Revenues		$ 22,303,450	$ 22,927,000	$ 22,910,000	$ 23,580,980	$ 24,292,219
Cost of Operation and Maintenance[8]		$(17,759,417)	$(18,787,960)	$(19,445,539)	$(20,126,132)	$(20,830,547)
Net Revenues		$ 4,544,033	$ 4,139,040	$ 3,464,461	$ 3,454,848	$ 3,461,672
Principal and Interest Requirements		$ 3,111,841	$ 3,116,246	$ 3,114,158	$ 3,114,794	$ 3,113,742
110% of Principal and Interest Requirements		$ 3,423,025	$ 3,427,871	$ 3,425,574	$ 3,426,273	$ 3,425,116
Reserve Requirements		-	-	-	-	-
Projected Annual Debt Service Coverage		146%	133%	111%	111%	111%

Notes and source on following pages.

<u>Notes</u>:

1. For the purpose of forecast debt service coverage, 100% of connection fees are included in the operating revenue calculation.

2. For the purpose of forecast debt service coverage, depreciation is excluded from the Cost of Operation and Maintenance calculation. Payments projected to be due under the Large User Agreement in each FY shown in the table are accounted for as Operating Expenses in the line item for "Materials, supplies, and services," are estimates only and subject to change.

3. The Renewal and Replacement Fund is maintained at the District Engineer's recommended minimum balance of $1,806,413.63.

4. The projections assume no deposits into or withdrawals from the Rate Stabilization Fund during FY 2026 through FY 2030.

5. Principal and Interest Requirements for the Series 2026 Bonds are expected to begin in FY 2035.

6. Projected water revenues assume no water-rate increases during the Forecast Period. For FY 2027, total sewer revenue is projected to increase approximately 3.4% over the FY 2026 adopted budget. The proposed FY 2027 budget assumes a $0.20 increase in the sewer volumetric rate, from $3.58 to $3.78 per 1,000 gallons, representing a 5.6% rate increase. For FY 2028 through FY 2030, total sewer revenue is projected to increase approximately 6% annually based on the additional revenue estimated to offset anticipated increases in wastewater treatment and other operating costs. Based on average monthly billed consumption of approximately 124.2 million gallons, the projections correspond to assumed sewer volumetric rates of approximately $4.20, $4.65, and $5.13 per 1,000 gallons for FY 2028, FY 2029, and FY 2030, respectively. These amounts represent approximate year-over-year rate increases of 11.2%, 10.7%, and 10.3%, respectively. Future rate adjustments are planning assumptions. They will be evaluated annually based on actual billed consumption, operating costs, and financial results, and remain subject to Board approval.

7. During FY 2026, the District recognized a gain of $14,267.32 upon trading a Water and Sewer System vehicle toward the purchase of a replacement vehicle. The trade-in allowance exceeded the vehicle's net carrying amount. The gain is included in Gross Revenues in FY 2026 as other income arising from ownership of a System asset and is not investment income or an unrealized valuation adjustment.

8. The coverage calculations retain the de minimis OPEB amounts already incorporated in the underlying projections to maintain consistency with the District's financial records and projection methodology. For FY 2026, these amounts include $110,000 provided in the adopted Water and Sewer budget. The revised actuarial report dated September 2, 2026 reflects a December 2023 change in benefit eligibility and identifies District-wide OPEB expense of $3,688,580 for the September 30, 2026 financial-reporting date. Using a preliminary 89% allocation to the System, estimated FY 2026 System OPEB expense is $3,282,836. The additional noncash expense of approximately $3,172,836 above the

$110,000 already included is excluded from Cost of Operation and Maintenance for purposes of the coverage calculations. This allocation remains subject to adjustment during the FY 2026 audit. The exclusion does not alter recognition in the District's financial statements. The component arising from recognition of the benefit-policy amendment is not expected to recur annually; future OPEB expense will be determined through subsequent actuarial valuations and may vary. See also "THE ISSUER AND THE DISTRICT—Other Post-Employment Benefits."

<u>Source</u>: District financial projections; District financial and accounting records; and preliminary Series 2026 Bonds financing structure, which provides for interest to accrete through October 1, 2034, with no current principal or interest payments during the Forecast Period.

Additional Bonds Test

As described earlier herein under "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Additional Bonds," prior to the issuance of Additional Bonds on parity with the Series 2024 Bond, the Issuer must comply with the Additional Bonds Test. The Issuer will comply with the Additional Bonds Test as a condition to the issuance of the Series 2026 Bonds.

Accordingly, the Issuer will provide the Trustee with a certificate, certified by the Secretary, of an Authorized Officer stating that Gross Revenues generated by the System, based on the rates, fees and other charges imposed on users of the System in effect at the time the calculation is made, less any amounts needed to pay the Cost of Operation and Maintenance, in any 12 of the last 18 months immediately preceding the issuance of such Additional Bonds (the "Measurement Period") are at least equal to 110% of the maximum Principal and Interest Requirements becoming due in any Bond Year (as defined in the Bond Resolution) thereafter on (A) all Bonds Outstanding (which consist of the Outstanding Series 2024 Bond) and (B) the Additional Bonds with respect to which the certificate is made (which are the Series 2026 Bonds).

For this calculation, only 50% of Connection Charges actually collected during the Measurement Period may be included. Gross Revenues deposited into the Rate Stabilization Fund and later transferred to the Operation and Maintenance Fund and used to pay the Cost of Operation and Maintenance are treated as Gross Revenues when so used. No amounts were transferred from the Rate Stabilization Fund to the Operation and Maintenance Fund during the applicable Measurement Period and, accordingly, no such amounts are included in the Additional Bonds Test calculation.

The table below presents the Additional Bonds Test calculation using the twelve-month Measurement Period from July 1, 2025 through June 30, 2026, assuming the Series 2026 Bonds are issued on or about October 7, 2026. Based on the preliminary combined debt-service schedule for the outstanding Series 2024 Bond and proposed Series 2026 Bonds through final maturity, the maximum annual Principal and Interest Requirements are $3,116,246.46 with respect to the payments coming due on April 1, 2027 and October 1, 2027, respectively. As shown in the table below, Net Revenues of $7,388,369.50 equal 237.09% of the maximum Principal and Interest Requirements, exceeding the 110% requirement. The maximum Principal and Interest Requirements are based on preliminary Series 2026 Bonds financing assumptions and remain subject to confirmation in the final Additional Bonds Test certificate.

The table below will be updated to reflect the final pricing details of the Series 2026 Bonds, however Table 9.1 in the Report relating to the Additional Bonds Test will not be updated to reflect such details.

Additional Bonds Test — Twelve-Month Measurement Period ended June 30, 2026
Actual Results: Audited July 1–September 30, 2025; Unaudited October 1, 2025–June 30, 2026

Description	Amount
Gross Revenues[1]	$ 22,736,629
Connection Charges Actually Collected	$ 30,680
Less: 50% of Connection Charges actually collected[2]	$ (15,340)
Adjusted Gross Revenues	$ 22,721,289
Less: Cost of Operation and Maintenance[3]	$ (15,332,919)
Net Revenues	**$ 7,388,370**
Maximum Principal and Interest Requirements—Series 2024 Bond and Proposed Series 2026[4]	$ 3,116,246
Calculated Debt Service Coverage	237%
Debt Service Coverage Requirement	110%

Notes and source continue on following page.

Notes:

1. Information was provided by District staff and represents actual financial results for the twelve-month period from July 1, 2025 through June 30, 2026, using audited results from July 1, 2025 through September 30, 2025 and unaudited results for the balance of the Measurement Period calculated using the same method of accounting used in the District's audited financial statements.

2. Gross Revenues are calculated in accordance with the Bond Resolution. Only 50% of Connection Charges actually collected during the Measurement Period are included for purposes of the Additional Bonds Test. Gross Revenues exclude ad valorem and other tax revenues and investment earnings on amounts held in the Rebate Fund. Connection Charges actually collected during the Measurement Period totaled $30,680. In accordance with Section 2.08 of the Bond Resolution, 50%, or $15,340, is included in Gross Revenues for the Additional Bonds Test.

3. Cost of Operation and Maintenance is calculated in accordance with the Bond Resolution and excludes depreciation and amortization, reserves for extraordinary maintenance or repairs, payments or receipts relating to interest-rate swaps, and deposits or transfers to the funds and accounts excluded by the Bond Resolution.

4. Maximum Principal and Interest Requirements represent the maximum combined annual Principal and Interest Requirements for the outstanding Series 2024 Bond and proposed Series 2026 Bonds through final maturity. Based on the preliminary debt-service schedule for the Series 2024 Bond and the Series 2026 Bonds, the maximum annual Principal and Interest Requirements are $3,116,246.46 with respect to the payments coming due on April 1, 2027 and October 1, 2027, respectively. The amount is based on preliminary Series 2026

financing assumptions and remains subject to confirmation in the final Additional Bonds Test certificate.

5. The Cost of Operation and Maintenance amount presented in the table retains the de minimis noncash OPEB expense included in the underlying financial records for the Measurement Period to facilitate reconciliation to those records. Its inclusion does not establish that noncash OPEB expense must be included for purposes of the Additional Bonds Test. The additional FY 2026 noncash expense arising from the revised actuarial report dated September 2, 2026 is not included in this calculation. The Measurement Period ends June 30, 2026 and differs from the full FY 2026 reporting period. For additional information, see Note 8 to the table above titled "Forecast Period Rate Covenant Operating Results and Debt Service Coverage" under "THE SYSTEM--Forecast Period Projected Rate Covenant Results" and "THE ISSUER AND THE DISTRICT—Other Post-Employment Benefits."

Source: The District's audited financial statements and financial records for July 1, 2025 through September 30, 2025; unaudited financial results for October 1, 2025 through June 30, 2026; and the preliminary combined debt-service schedule for the Series 2024 Bond and proposed Series 2026 Bonds.

BONDHOLDERS' RISKS

In analyzing the offering of the Series 2026 Bonds made by this Official Statement, prospective purchasers should carefully consider the following risk factors, among others, which may adversely affect the security for and timely payment of the Series 2026 Bonds. The material appearing under this caption, however, does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Official Statement in its entirety for a more complete description of factors to be considered in investment decisions relating to the Series 2026 Bonds.

The Issuer's ability to derive Pledged Revenues from its operation of the System in amounts sufficient to pay Principal and Interest Requirements on the Outstanding Series 2026 Bonds, the Outstanding Series 2024 Bond and any Additional Bonds and Refunding Bonds that may be issued and Outstanding from time to time under the Bond Resolution depends upon many factors, many of which are beyond the control of the Issuer. The future financial condition of the System could be affected adversely by, among other things, legislation, environmental and regulatory actions, changes in demand for services, unexpected maintenance issues, climate change, natural disasters, economic conditions, demographic changes, and litigation.

(1) Net Revenues Are Commingled With Gross Revenues Until Transferred to Trustee; Series 2026 Bonds Are Secured Only By The Series 2026 Reserve Subaccount; [; Series 2026 Reserve Subaccount Is Partially Funded With Series 2026 Reserve Subaccount Credit Facility].

It should be noted that although the Bond Resolution requires Gross Revenues collected by the Issuer to be deposited, when initially received, to the credit of the Operation and Maintenance Fund, the Gross Revenues are **not** pledged to the Series 2026 Bonds and the Operation and Maintenance Fund is a non-pledged fund held by the Issuer and not the Trustee. Although the Series 2026 Bonds are secured by a pledge of the Net Revenues, such Net Revenues are initially held in the Operation and Maintenance Fund, as described under "SECURITY FOR

AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—'General' and 'Flow of Funds—General'." Accordingly, the Trustee does not have direct possession or control of such Net Revenues until they are transferred to it by the Issuer from the Operation and Maintenance Fund in accordance with the Bond Resolution. If an Event of Default arises from the Issuer's failure to comply with its obligations to transfer Net Revenues to the Trustee at the times and in the amounts required by the Bond Resolution or for any other reason, the Trustee may be required to enforce remedies available to it under the Bond Resolution to obtain the release of Net Revenues from the Operation and Maintenance Fund. Such exercise of remedies, and any dispute concerning identification, tracing or release of the Net Revenues, could delay the transfer of Net Revenues to the Trustee. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Events of Default and Remedies." See also Item No. 2 below.

Although the Series 2026 Reserve Subaccount is established for the Series 2026 Bonds, the Series 2026 Bonds are not secured by, or payable from, the subaccount that has previously been established in the Reserve Account for the Series 2024 Bond or any subaccount that may be hereafter established in the Reserve Account for any Additional Bonds or Refunding Bonds nor are any amounts in such other subaccounts in the Reserve Account part of the Pledged Revenues pledged to the payment of the Series 2026 Bonds. [Only a portion of the Series 2026 Reserve Subaccount Requirement is cash-funded. The balance of the Series 2026 Reserve Subaccount Requirement (approximately [___]%) is funded by the deposit to the credit of the Series 2026 Reserve Subaccount of the Series 2026 Reserve Subaccount Credit Facility. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Flow of Funds—Series 2026 Reserve Subaccount." See also Item No. 11 below.]

(2) Remedies May Be Subject To Discretion And Delay; Outstanding Series 2026 Bonds May Represent Less Than A Majority Of The Outstanding Principal Amount Of Outstanding Bonds.

The remedies available to the owners of the Series 2026 Bonds upon a default or an Event of Default under the Resolution are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by federal, state and local law and in the Resolution and the Series 2026 Bonds, including, without limitation, enforcement of the obligation to pay fees and user charges imposed with respect to the System, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified, as to the enforceability of the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce remedies available respecting the Series 2026 Bonds could have a material adverse impact on the interest of the owners thereof.

The Bond Resolution provides for various matters that require the direction or consent of the owners of a majority of the Outstanding principal amount of the Bonds, including with respect to the exercise of certain remedies upon an Event of Default. At any time such direction or consent is required under the Bond Resolution the Bondholders of the Outstanding Series 2026 Bonds may own, in the aggregate, less than a majority of the Outstanding principal amount of the Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Requisite Owners for Direction or Consent" and Item No. 11 below.

(3) Regulation; Permits Must Be Obtained And Maintained; Operation and Maintenance Agreement and Large User Agreement.

The facilities comprising the System are subject to regulation and control by numerous federal and State governmental agencies, as more fully described in the Report and herein under the caption "THE SYSTEM," including "Water Use Permit" and "Regulatory Status." Environmental requirements in general are becoming more stringent, and further or new requirements may substantially increase the cost of water or wastewater service by requiring changes in the design or operation of existing or new facilities. While the Issuer undertakes to operate the System in a professional manner and in compliance with all regulatory requirements, there is no assurance that the System facilities now or in the future will always be maintained in compliance with current or future regulatory requirements.

The Issuer is unable to predict with certainty the future regulations and policies such agencies may adopt, including with respect to environmental policies. Future changes in regulations and policies could result in the Issuer having to discontinue operations at certain facilities, reduce capacity of the System, incur additional operating expenditures or make significant capital expenditures, and any of these may result in a reduction in the revenue received by the System and/or increase expenses incurred.

Further, while the Issuer undertakes to operate the System in a professional manner and in compliance with all regulatory requirements, there is no assurance that the System facilities now or in the future will always be maintained in compliance with current or future regulatory requirements. Failure to comply with those requirements could result in enforcement action against those facilities not in compliance which, under Federal and State law, can include the imposition of civil and criminal penalties.

The System is required to obtain permits and approvals and periodic renewals thereof in connection with the operation of the System. As described in the Report and summarized under "THE SYSTEM—Water Use Permit," the Issuer's WUP for the System expires on August 21, 2039, prior to the stated maturity of the Series 2026 Bonds. There is no assurance that permits for operation of major components of the System will be renewed or can be renewed with the expenditure of Gross Revenues of the System available for that purpose or the issuance of Additional Bonds. Further, there is no assurance that the requirements for renewal of the permits will remain the same prior to the time that renewal is required, and any change in requirements could require additional significant capital expenditures.

The Issuer obtains wastewater treatment for the System pursuant to the Large User Agreement. There can be no assurance that the County will continue to provide the treatment capacity contemplated by the Large User Agreement through the final maturity of the Series 2026 Bonds. In addition, the Large User Agreement is subject to termination by its terms. There is no assurance that the Large User Agreement or the Operation and Maintenance Agreement pursuant to which the Issuer provides services of the System to a limited area outside of the boundaries of the Issuer will remain in effect through the stated final maturity of the Series 2026 Bonds. See "THE SYSTEM—'Water System' and 'Wastewater System'."

(4) Climate Change And Natural Disasters.

The State is naturally susceptible to the effects of extreme weather events and natural disasters including floods, droughts, and hurricanes, which could result in negative economic impacts on communities such as those in the Service Area. Such effects can be exacerbated by a longer-term shift in the climate over several decades (commonly referred to as climate change), including increasing global temperatures and rising sea levels. The occurrence of such extreme weather events could damage the System or the local infrastructure that provides essential services to the Service Area. The economic impacts resulting from such extreme weather events could include a loss of revenue, interruption of service, and substantial recovery costs. No assurance can be given as to whether future extreme weather events will occur that could materially impair the financial condition of the System or the Issuer.

(5) Additional Costs; Inflation; Supply Chain Issues.

The proceeds of the Series 2026 Bonds available for construction and equipping of the Series 2026 Project may be less than the total costs of the Series 2026 Project. In some instances, the construction cost estimates for components of the Series 2026 Project are based on preliminary design estimates for which construction bids have not yet been received. Unforeseen events could result in increases in construction costs and delays in completion of construction. The System may also need additional repairs and improvements beyond those projected by the Issuer in its capital improvement plan. The United States continues to experience high levels of inflation, which has an impact on the cost of goods, including construction material and goods needed by the Issuer. As a result, the actual costs of the capital projects included in the capital improvement plan for the System may be significantly greater than current estimates. Additionally, the Issuer may encounter adverse effects resulting from supply chain issues, specifically related to delays in the delivery of goods and construction materials, which in turn has a potential to delay or otherwise impact the completion of components of the Series 2026 Project. It is not possible to predict with certainty the duration of inflation and supply chain issues or their impact on the Issuer or the operations of the System.

The Issuer anticipates using proceeds from available Water and Sewer Enterprise Fund resources on deposit in the Operation and Maintenance Fund established under the Bond Resolution, subject to annual appropriation, applicable Issuer approvals, and the availability of funds, to fund portions of the capital improvement plans related to the System in addition to the Series 2026 Project. Increased costs not contemplated by the Issuer's capital improvement plans for the System, including those related to the Series 2026 Project, such as those resulting from cost overruns, delays in construction or additional repairs not currently contemplated, would have to be paid from amounts on deposit in the Renewal and Replacement Fund, from Net Revenues, or from Additional Bonds. No assurance can be made that such additional sources of funds will be readily available.

(6) Potential And Contemplated Rate Increases; Selected Matters Relating to Rate Covenant; Issuance Of Additional Bonds.

The Issuer may be required to raise rates, fees and charges for use of the System in connection with funding capital improvements needed in connection with the System and/or to meet the Rate Covenant set forth in the Resolution. As reflected in the Report and herein under "THE SYSTEM---Forecast Period Project Rate Covenant Results," the projected operating results of the System during the Forecast Period assume an annual rate increase in each Fiscal Year through the Forecast Period commencing with Fiscal Year 2027, however, those increases have not been approved by the Board and further action by the Board will be required in each Fiscal Year to implement such increases. There is no assurance such increases will be implemented as contemplated by the Report. Further, although the Issuer does not anticipate issuing Additional Bonds during the Forecast Period, it is not precluded from issuing Additional Bonds during the Forecast Period or thereafter, subject to the meeting the requirements of the Bond Resolution relating to the issuance of Additional Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Additional Bonds." The issuance of Additional Bonds may adversely impact the Issuer's debt service coverage ratios while the Series 2026 Bonds are Outstanding.

(7) Audit Risk; No Adjustment To Interest Rate In The Event Of A Change In The Tax-Exempt Status Of The Series 2026 Bonds; Certain Matters Relating To Special Districts In Florida.

There can be no assurance that an audit by the IRS of the Series 2026 Bonds will not be commenced. The Issuer has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable state or federal law.

Owners of the Series 2026 Bonds are advised that, if the IRS does audit the Series 2026 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the Issuer as the taxpayer, and the owners of the Series 2026 Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Series 2026 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of amounts treated as interest on the Series 2026 Bonds, it is unlikely the Issuer will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds would adversely affect the availability of any secondary market for the Series 2026 Bonds. Should amounts treated as interest on the Series 2026 Bonds become includable in gross income for federal income tax purposes, not only will owners of Series 2026 Bonds be required to pay income taxes on the amounts treated as interest received on such Series 2026 Bonds and related penalties, but because the interest rate on such Series 2026 Bonds will not be adequate to compensate owners of the Series 2026 Bonds for the income taxes due on such interest, the value of the Series 2026 Bonds may decline.

THE RESOLUTION DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATE ON THE SERIES 2026 BONDS IN THE EVENT OF AN ADVERSE DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF AMOUNTS TREATED AS INTEREST ON THE SERIES 2026 BONDS. PROSPECTIVE PURCHASERS OF THE SERIES 2026 BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE SERIES 2026 BONDS IN THE EVENT THAT AMOUNTS TREATED AS INTEREST ON THE SERIES 2026 BONDS BECOMES TAXABLE.

If the Series 2026 Bonds were to be audited, the IRS might examine whether the Issuer is a political subdivision and whether interest on the Series 2026 Bonds is excludable from gross income. In addition to a possible determination by the IRS that the Issuer is not a political subdivision for purposes of the Code, and regardless of the IRS determination, it is possible that federal or state regulatory authorities could also determine that the Issuer is not a political subdivision for purposes of the federal and state securities laws. Accordingly, the Issuer and purchasers of the Series 2026 Bonds may not be able to rely on the exemption from registration under the Securities Act of 1933, as amended (the "Securities Act"), relating to securities issued by political subdivisions. In that event the owners of the Series 2026 Bonds would need to ensure that subsequent transfers of the Series 2026 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act and state securities laws.

On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations required that a political subdivision (i) have the power to exercise at least one sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department ("Treasury") announced it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues." Notice of withdrawal of the proposed regulations was published in the Federal Register on October 20, 2017. The Issuer is unable to determine whether any future action that may be taken by the Treasury and/or the IRS would have any impact on the Series 2026 Bonds or any other bonds issued by the Issuer, including the Series 2026 Bonds.

The Board of Supervisors of the Issuer is currently elected by landowners in the Issuer pursuant to the requirements of the Special Act. The Issuer has determined from publicly available information that as of June 1, 2026 there were approximately 37,625 qualified electors within the boundaries of the Issuer that are eligible to vote for the Board member that is elected at large, approximately 18,975 landowners within the boundaries of the Issuer that are eligible to vote for the Board member that is elected by owners of property within the City of Parkland and approximately 18,650 landowners within the boundaries of the Issuer that are eligible to vote for the Board member that is elected by owners of property within the City of Coral Springs. In addition, the Special Act grants to the Issuer certain traditional sovereign powers. See "THE ISSUER AND THE DISTRICT—Board of Supervisors," including for information relating to the recent amendment to the Special Act relating to the manner in which members of the Board will be elected in the future.

Various proposals are mentioned from time to time by members of the Congress of the United States of America and others concerning reform of the internal revenue (tax) laws of the United States. In addition, the IRS may, in the future, issue rulings that have the effect of changing the interpretation of existing tax laws. Certain of these proposals and interpretations, if implemented or upheld, could have the effect of diminishing the value of obligations of states and their political subdivisions, such as the Series 2026 Bonds, by eliminating or changing the tax-exempt status of interest on certain of such bonds. Whether any of such proposals will ultimately become or be upheld as law, and if so, the effect such proposals could have upon the value of bonds such as the Series 2026 Bonds, cannot be predicted. However, it is possible that any such law or interpretation could have a material and adverse effect upon the availability of a liquid secondary market and/or the value of the Series 2026 Bonds.

See “TAX MATTERS.”

On October 31, 2014, the Auditor General of the State released a 31-page report which requests legislative action to establish parameters on the amount of bonds a community development district may issue and provide additional oversight for community development district bonds. This report renews requests made by the Auditor General in 2011 that led to the Governor of the State issuing an Executive Order on January 11, 2012 (the “Executive Order”) directing the Office of Policy and Budget in the Executive Office of the Governor (“OPB”) to examine the role of special districts in the State. As of the date hereof, the OPB has not made any recommendations pursuant to the Executive Order nor has the Florida legislature passed any related legislation. It is impossible to predict with certainty the impact that any future legislation will or may have on the security for the Series 2026 Bonds.

(8) Cybersecurity.

The Issuer relies on a technological environment to conduct its operations. The Issuer, it agents and other third parties the Issuer does business with or otherwise rely upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties’ digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that any such attack(s) will not materially impact the operations or finances of the Issuer and/or the System, which could impact the timely payment of the Principal and Interest Requirements on Outstanding Bonds, including the Series 2026 Bonds. See “THE ISSUER AND THE DISTRICT—Cybersecurity.”

(9) Infectious Viruses And/Or Diseases.

The outbreak of the highly contagious COVID-19 pandemic in the United States had a disruptive financial impact on local, state and national economies, including by fueling inflation and creating supply chain issues. The United States, the State, the County and the Issuer have all previously imposed certain health and public safety restrictions in response to COVID-19, which have now been rescinded. However, another major outbreak of COVID-19 or an outbreak of another highly contagious or epidemic or pandemic disease may alter the future behavior of businesses and people in a manner which could have negative impacts on the global, United States, state and local economies. These impacts may, in turn, adversely affect the residents and businesses in the Service Area and could have potential adverse impacts on the financial condition, performance and credit ratings of the Issuer and/or the System.

(10) Revision Of Ratings May Have Adverse Effect On Series 2026 Bonds.

There is no assurance that the ratings of the Series 2026 Bonds will continue for any given period of time or that such ratings will not be revised downward or withdrawn entirely, if circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Series 2026 Bonds. See “RATINGS” and Item No. 11 below.

(11) [Matters Relating To Series 2026 Credit Facility] [and Series 2026 Reserve Subaccount Credit Facility].

[If there is a default of the payment of principal or interest with respect to the Series 2026 Bonds when all or some becomes due, any owner of the Series 2026 Bonds shall have a claim under the Series 2026 Credit Facility issued by the Series 2026 Credit Facility Issuer for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Series 2026 Credit Facility does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional redemption of the Series 2026 Bonds by the Issuer which is recovered by the Issuer from the Holder of the Series 2026 Bonds as a voidable preference under applicable bankruptcy law is covered by the Series 2026 Credit Facility, however, such payments will be made by the Series 2026 Credit Facility Issuer at such time and in such amounts as would have been due in the absence of such redemption by the Issuer unless the Series 2026 Credit Facility Issuer chooses to pay such amounts at an earlier date. Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Series 2026 Credit Facility Issuer without appropriate consent.

As described under the subcaption "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Rights of Series 2026 Credit Facility Issuer," while the Series 2026 Credit Facility Issuer is not in default of its obligations, upon the occurrence and continuance of an Event of Default under the Resolution, the Series 2026 Credit Facility Issuer may be deemed to be the sole Holder of the Series 2026 Bonds for all purposes under the Resolution, including, without limitation, for purposes of exercising remedies with respect thereto and will have certain other rights as described under that subcaption and in the Resolution, including with respect to amendments and supplements to the Resolution. See "APPENDIX B—The Resolution."

In the event the Series 2026 Credit Facility Issuer is unable to make payment of principal and interest as such payments become due under the Series 2026 Credit Facility [and/or the Series 2026 Reserve Subaccount Credit Facility], the Series 2026 Bonds are payable solely from the Pledged Revenues in the manner set forth in the Resolution. In the event the Series 2026 Credit Facility Issuer becomes obligated to make payments with respect to the Series 2026 Bonds, no assurance is given that such event will not adversely affect the market price of the Series 2026 Bonds and/or the marketability (liquidity) for the Series 2026 Bonds.

Certain of the long-term ratings on the Series 2026 Bonds will be dependent in part on the financial strength of the Series 2026 Credit Facility Issuer and its claim paying ability. The Series 2026 Credit Facility Issuer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Series 2026 Credit Facility Issuer and of the ratings on the Series 2026 Bonds will not be subject to downgrade and such event could adversely affect the market price of the Series 2026 Bonds and/or the marketability (liquidity) for the Series 2026 Bonds.

The obligations of the Series 2026 Credit Facility Issuer are contractual obligations and in an event of default by the Series 2026 Credit Facility Issuer, the remedies available may be limited by applicable bankruptcy law or state laws related to insolvency of insurance companies.

THE INFORMATION REGARDING THE SERIES 2026 CREDIT FACILITY ISSUER UNDER THE CAPTION "MUNICIPAL BOND INSURANCE" HAS BEEN FURNISHED BY THE SERIES 2026 CREDIT FACILITY ISSUER FOR USE IN THIS OFFICIAL STATEMENT. REFERENCE IS MADE TO APPENDIX G HEREIN FOR A SPECIMEN OF THE MUNICIPAL BOND INSURANCE POLICY. NO REPRESENTATION IS MADE BY THE ISSUER OR THE UNDERWRITERS AS TO THE ACCURACY OF ADEQUACY OF SUCH INFORMATION OR THAT THERE HAS NOT BEEN ANY MATERIAL ADVERSE CHANGE IN SUCH INFORMATION SUBSEQUENT TO THE DATE OF SUCH INFORMATION.

Neither the Issuer nor the Underwriters will make an independent investigation into the claims paying ability of the Series 2026 Credit Facility Issuer and no assurance or representation regarding the financial strength or projected financial strength of the Series 2026 Credit Facility Issuer is given, nor is any representation made as to the ability of the Series 2026 Credit Facility Issuer to meet its obligations under the Series 2026 Credit Facility [and/or the Series 2026 Reserve Subaccount Credit Facility]. Thus, when making an investment decision, potential investors should carefully consider the ability of the Issuer to pay principal of and interest on the Series 2026 Bonds and the claims paying ability of the Series 2026 Credit Facility Issuer, as applicable, upon a claim under the Series 2026 Credit Facility [and/or the Series 2026 Reserve Subaccount Credit Facility]. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS—Series 2026 Reserve Subaccount" and "MUNICIPAL BOND INSURANCE" for further information with respect to the Series 2026 Credit Facility Issuer, the Series 2026 Credit Facility [and the Series 2026 Reserve Subaccount Credit Facility] and further instructions for obtaining current financial information concerning the Series 2026 Credit Facility Issuer.]

(12) <u>No Amounts To Be Currently Due and Payable On The Series 2026 Bonds Prior To Conversion Date[; Selected Matters Relating To Secondary Market Transfers Prior To The Conversion Date].</u>

Amounts will not be currently due and payable with respect to the Series 2026 Bonds prior to the Conversion Date. The first payment date occurring after the Conversion of the Series 2026 Bonds to Current Interest Bonds is the Interest Payment Date of April 1, 2035. See "COMBINED DEBT SERVICE REQUIREMENTS." [Prior to the Conversion Date it is possible that DTC would not permit a secondary market sale which results in the seller retaining an ownership interest in the Series 2026 Bonds in a residual amount less than an Authorized Denomination.]

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This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Official Statement in its entirety (inclusive of Appendices) for a more complete description of investment considerations relating to the Series 2026 Bonds.

TAX MATTERS

Opinion of Bond Counsel

In the opinion of Bond Counsel, as more fully described below, under existing law and assuming continuing compliance by the Issuer with certain tax covenants, the amount treated as interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and is not treated as an item of tax preference for purposes of computing the federal alternative minimum tax imposed on individuals under the Code; however, the amount treated as interest on the Series 2026 Bonds is included in the "adjusted financial statement income" of certain corporations on which the federal alternative minimum tax is imposed under the Code.

The foregoing opinions of Bond Counsel are subject to the condition that the Issuer complies with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2026 Bonds in order for interest on the Series 2026 Bonds to be excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with such requirements.

The scope of the foregoing opinions of Bond Counsel is limited to matters addressed above and no opinion is expressed by Bond Counsel regarding other federal income tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Series 2026 Bonds. In rendering such opinions, Bond Counsel further assumes and relies upon (i) without undertaking to verify the same by independent investigation, the accuracy of the representations, statements of intention and reasonable expectation, and certifications of fact of the Issuer with respect to matters affecting the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes under the Code; and (ii) continuing compliance by the Issuer with the applicable requirements of the Code as to such tax matters and certain procedures, agreements and covenants that must be met subsequent to the issuance of the Series 2026 Bonds in order that interest on the Series 2026 Bonds be and remain excludable from gross income for federal income tax purposes.

In addition, in rendering the foregoing opinions, Bond Counsel will also assume and rely on, without undertaking to verify the same by independent investigation, the truthfulness, accuracy and completeness of certain agreements, covenants, certifications, representations, and statements of intention and reasonable expectation provided in certain certifications of the Issuer's District Engineer and the Issuer provided as of the date of issuance of the Series 2026 Bonds.

Bond Counsel has not been engaged or retained to monitor post-issuance compliance. Failure of the Issuer to comply with such requirements may cause the interest on the Series 2026 Bonds to not be excludable from gross income for federal income tax purposes retroactively to the date of issuance of the Series 2026 Bonds irrespective of the date on which such noncompliance occurs or is ascertained.

Bond Counsel's opinions set forth above are based upon current facts and circumstances, and upon existing law and interpretations thereof, as of the date such opinions are delivered and Bond Counsel assumes no affirmative obligation to update, revise or supplement such opinions to reflect any action thereafter taken or not taken or if such facts or circumstances, or laws or interpretations thereof, change after the date of such opinions, including, without limitation, changes that adversely affect the excludability of interest on the Series 2026 Bonds, even if such actions, inactions or changes come to Bond Counsel's attention. Further, such opinions are limited solely to the matters stated therein, and no opinion is to be implied or is intended beyond the opinions expressly stated therein. Moreover, the opinion of Bond Counsel is only an opinion and not a warranty or guaranty of the matters discussed or of a particular result and is not binding on the Internal Revenue Service (the "IRS") or the courts. See also "LEGAL MATTERS."

Prospective purchasers of the Series 2026 Bonds should also be aware that ownership of the Series 2026 Bonds may result in adverse tax consequences under the laws of various states and local jurisdictions. Bond Counsel expresses no opinion regarding any state or local tax consequences of acquiring, carrying, owning or disposing of the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds should consult their tax advisors as to any state and local tax consequences to them of owning the Series 2026 Bonds.

Reference is made to the proposed form of the opinion of Bond Counsel attached hereto as "APPENDIX C—Proposed Form of Opinion of Bond Counsel" for the complete text thereof.

Certain Collateral Federal Income Tax Consequences

The following is a brief discussion of certain collateral federal income tax matters with respect to the Series 2026 Bonds. It does not purport to address all aspects of federal taxation that may be relevant to a particular owner of any Series 2026 Bonds. Bond Counsel has not expressed an opinion regarding the collateral federal income tax consequences that may arise with respect to the Series 2026 Bonds.

Prospective purchasers of the Series 2026 Bonds should be aware that ownership of, receipt or accrual of interest on, or disposition of, tax-exempt obligations may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S Corporations with "excess net passive income" and foreign corporations subject to the branch profits tax, individuals eligible to receive the earned income tax credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry the Series 2026 Bonds.

Information Reporting and Backup Withholding

Interest paid on tax-exempt obligations is subject to information reporting to the IRS in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2026 Bonds, under certain circumstances, to "backup withholding" with respect to payments on the Series 2026 Bonds and proceeds from the sale of the Series 2026 Bonds. Any amounts so withheld would be refunded or allowed as a credit against the federal income tax of such owner of the Series 2026 Bonds. This withholding generally applies if the owner of the Series 2026 Bonds (i) fails to furnish the paying agent (or other person who would otherwise be required to withhold tax from such payments) such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnishes the paying agent an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the paying agent or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding.

Prospective purchasers of the Series 2026 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding and the procedures for obtaining exemptions.

Original Issue Discount

The Series 2026 Bonds were sold at prices less than the stated principal amounts thereof (such Series 2026 Bonds being referred to as the "Discount Bonds"). The difference between the principal amount of the Discount Bonds and price to the public, excluding underwriters and related parties thereto, at which price a substantial amount of such Discount Bonds of the same maturity was sold, is "original issue discount." Original issue discount, the accrual of which, to the extent allocable to each beneficial owners of a Series 2026 Bonds, to the extent such original issue discount is treated as interest, represents interest which is excluded from gross income for federal income tax purposes to the same extent and subject to the same considerations discussed above as to stated interest on the Series 2026 Bonds. Original issue discount treated as interest is taken into account for purposes of determining the alternative minimum tax liability, and other collateral tax consequences, although the owner of such Discount Bonds may not have received cash in such year. Original issue discount treated as interest will accrue over the term of a Discount Bond at a constant interest rate compounded on interest payment dates. A purchaser who acquires a Discount Bond in the initial offering at a price equal to the initial offering price thereof will, to the extent such discount is treated as interest, be treated as receiving an amount of interest excludable from gross income for federal income tax purposes to the same extent as amounts treated as interest payable on such Discount Bond equal to the original issue discount accruing during the period such purchaser holds such Discount Bond and will increase its adjusted basis in such Discount Bond by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or other disposition of such Discount Bond.

Purchasers of Discount Bonds should consult their own tax advisors regarding the treatment for federal income tax purposes of original issue discount or amounts treated as interest accrued upon sale, redemption or the disposition of Discount Bonds, including various special rules relating thereto, and the state and local tax consequences, in connection with the acquisition, ownership, accrual of discount on, sale, exchange or other disposition of, Discount Bonds.

The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Discount Bonds which are not purchased in the initial offering may be determined according to rules which differ from those described above.

Miscellaneous

Bond Counsel gives no assurance that any future legislation or clarifications or amendments to the Code, if enacted into law or that otherwise become effective, will not cause the interest on the Series 2026 Bonds to be subject, directly or indirectly, to federal income taxation or otherwise prevent the Owners of the Series 2026 Bonds from realizing the full current benefit of the tax status of the interest on the Series 2026 Bonds. During recent years, legislative proposals have been introduced in Congress, and in some cases have been enacted, that have altered or could alter certain federal tax consequences of owning obligations similar to the Series 2026 Bonds. In some cases, these proposals have contained provisions that were to be applied on a retroactive basis. It is possible that legislation could be introduced, including in the near term, that, if enacted, or that otherwise becomes effective, could change the federal tax consequences of owning the

Series 2026 Bonds and, whether or not enacted, could adversely affect their market value. Prospective purchasers of the Series 2026 Bonds are encouraged to consult their own tax advisors regarding any pending or proposed federal legislation, as to which Bond Counsel expresses no view.

The IRS has established an on-going program to audit tax-exempt obligations to determine whether interest on such obligations is includible in gross income for federal income tax purposes. In addition, reference is made to "BONDHOLDERS' RISKS"--Item No. 7 herein, regarding recent developments with respect to certain special district financings and special districts in Florida. No assurances can be given as to whether or not the IRS will open an audit of the Series 2026 Bonds to determine whether the interest thereon is includible in gross income for federal income tax purposes or as to whether the IRS would agree with the opinions of Bond Counsel, as described herein. If the IRS opens an audit of the Series 2026 Bonds, under current IRS procedures, the IRS will treat the Issuer as the taxpayer, and the Owners of the Series 2026 Bonds may have no right to participate. The Resolution does not require the Issuer to redeem the Series 2026 Bonds or to pay any additional interest or penalty in the event the interest on the Series 2026 Bonds becomes taxable.

The federal income tax consequences from the purchase, ownership and redemption, sale or other disposition of Series 2026 Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. Purchasers of the Series 2026 Bonds at other than their original issuance at the respective prices indicated on the cover of this Official Statement should consult their own tax advisors regarding other tax considerations.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE SERIES 2026 BONDS AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL AND CORPORATE OWNERS, INCLUDING, BUT NOT LIMITED TO, THE CONSEQUENCES DESCRIBED ABOVE. PROSPECTIVE OWNERS SHOULD CONSULT WITH THEIR TAX SPECIALISTS FOR INFORMATION IN THAT REGARD.

RATINGS

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") has assigned [an underlying] rating of "[___]" ([____] outlook) to the Series 2026 Bonds. T[he Series 2026 Bonds will have an additional rating of ["AA" (stable outlook) from S&P] as a result of the Series 2026 Credit Facility.]

Such rating[s] reflect only the views of such organization and any desired explanation of the significance of such ratings should be obtained from the rating agency furnishing such rating. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such rating[s] will continue for any given period of time or that such ratings will not be revised downward or withdrawn entirely by the rating agency, if circumstances so warrant. Any such downward revision or withdrawal of such rating[s] may have an adverse effect on the market price of the Series 2026 Bonds. See "BONDHOLDERS' RISKS—Item No. 10.

CONTINUING DISCLOSURE

General

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the Securities and Exchange Commission (the "SEC Rule"), the Issuer will enter into a Continuing Disclosure Certificate (the "Disclosure Certificate"), the proposed form of which is set forth in Appendix D hereto, for the benefit of the Series 2026 Bondholders (including owners of beneficial interests in such Series 2026 Bonds) to provide certain financial information and operating data relating to the Issuer and the System by certain dates prescribed in the Disclosure Certificate (the "Reports") through the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository. In addition, certain listed events must be disclosed through EMMA within a prescribed time period. The specific nature of the information to be contained in the Reports is set forth in the form of the Disclosure Certificate attached hereto. The covenants in the Disclosure Certificate have been made in order to assist the Underwriters in complying with the SEC Rule.

Under certain circumstances, the failure of the Issuer to comply with its obligations under the Disclosure Certificate constitutes an event of default thereunder. Such a default will not constitute an Event of Default under the Resolution, but such event of default under the Disclosure Certificate would allow the Series 2026 Bondholders (including owners of beneficial interests in such Bonds), as applicable, to bring an action for specific performance, subject to the terms and conditions of the Disclosure Certificate.

Compliance with Prior Undertakings

Pursuant to the SEC Rule, the Issuer has undertaken continuing disclosure obligations in prior continuing disclosure agreements (the "Prior Undertakings") in connection with certain of its bonds, some of which are no longer outstanding, which include the requirement that the Issuer file with EMMA its audited financial statements and other information by the dates specified in the Prior Undertakings. The Issuer engaged a dissemination agent under the Prior Undertakings to provide information to EMMA on its behalf. The Issuer has determined that, during the past five years, certain of its filings on EMMA were not filed across all relevant CUSIP numbers for related bonds and that it failed to file notice of the incurrence of a financial obligation in 2024 as required by one of the Prior Undertakings. The Issuer corrected these omissions with filings on EMMA in March 2026.

To the extent any of the Prior Undertakings required landowners or developers to provide information thereunder, such requirement is the sole obligation of the applicable landowners and developers, and the Issuer has no responsibility with respect thereto. Accordingly, the Issuer has not made any investigation as to whether such parties provided the information required under the Prior Undertakings in a timely manner.

AGREEMENT BY THE STATE

Under the Special Act, the State of Florida pledges to the holders of any bonds issued thereunder, including the Series 2026 Bonds, that it will not limit or alter the rights of the Issuer to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects or to levy and collect the taxes, assessments, rentals, rates, fees and other charges provided for in the Special Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

LEGALITY FOR INVESTMENT

The Special Act provides that bonds issued by the Issuer are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State of Florida, and constitute securities that may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

SUITABILITY FOR INVESTMENT

Investment in the Series 2026 Bonds poses certain economic risks. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment. No dealer, broker, salesman or other person has been authorized by the Issuer or the Underwriters to give any information or make any representations, other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing. See "BONDHOLDERS' RISKS."

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder (the "Disclosure Act") requires that the Issuer make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975 (including bonds or other debt obligations for which it has served on as a conduit issuer such as industrial development or private activity bonds issued on behalf of private businesses). The Issuer is not and has not ever been in default as to principal and interest on its bonds or other debt obligations.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2026 Bonds upon an event of default under the Resolution are in many respects dependent upon judicial actions, which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Resolution and the Series 2026 Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors and enacted before or after such delivery.

LITIGATION

There is no litigation against the Issuer of any nature now pending or, to the knowledge of the Issuer threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Series 2026 Bonds, or in any way contesting or affecting (i) the validity of the Series 2026 Bonds or any proceedings of the Issuer taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the Series 2026 Bonds, (iii) the existence or powers of the Issuer or (iv) the Issuer's ownership and operation of the System.

FINANCIAL STATEMENTS

Audited financial statements of the Issuer for the period ending September 30, 2025 are included herein as Appendix E.

UNDERWRITING

The Underwriters will agree, pursuant to a contract to be entered into with the Issuer, subject to certain conditions, to purchase the Series 2026 Bonds from the Issuer at an aggregate purchase price of $[______] (representing the par amount of the Series 2026 Bonds of $[________], [less original issue discount] of $[______] and less an Underwriters' discount of $[______]). See "ESTIMATED SOURCES AND USES OF PROCEEDS." The Underwriters obligations are subject to certain conditions precedent and the Underwriters will be obligated to purchase all the Series 2026 Bonds if any are purchased.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal investment, hedging, financing and brokerage activities. The Underwriters and their respective affiliates have, from time to time, performed, and may in the future perform, various investment banking services for the Issuer which they received or will receive customary fees and expenses. In the ordinary course of their various business activities, The Underwriters and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and/or credit default swaps) for their own account and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the Issuer.

The Underwriters intend to offer the Series 2026 Bonds at the initial offering price set forth on the inside cover page of this Official Statement, which may subsequently change without prior notice. The Underwriters may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing the Series 2026 Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriters.

CONTINGENT FEES

Bond Counsel, Disclosure Counsel, the Issuer's Counsel, the Underwriters, and counsel to the Underwriters, will receive fees for services rendered in connection with the issuance of the Series 2026 Bonds, which fees are contingent upon such issuance.

LEGAL MATTERS

Certain legal matters related to the authorization, sale and delivery of the Series 2026 Bonds are subject to the approval of Holland & Knight LLP, West Palm Beach, Florida, Bond Counsel. Holland & Knight LLP., West Palm Beach, Florida is also acting as Disclosure Counsel to the Issuer. Certain legal matters will be passed upon for the Underwriters by their counsel Bryant Miller Olive, P.A., Orlando, Florida. Certain legal matters will be passed upon for the Issuer by its counsel, Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Florida. Grace Solomon, Chief Legal Officer of the Issuer, is also serving as counsel to the Issuer in connection with the issuance of the Series 2026 Bonds. Certain legal matters will be passed upon for the Trustee by its counsel, Squire Patton Boggs (US) LLP, Miami, Florida.

The proposed text of the approving legal opinion of Bond Counsel to be delivered concurrently with the delivery of the Series 2026 Bonds is set forth as APPENDIX C to this Official Statement. The actual legal opinion to be delivered may vary from the text of APPENDIX C, if necessary, to reflect facts and law on the date of delivery of the Series 2026 Bonds.

The legal opinions to be delivered by Bond Counsel, Disclosure Counsel and Legal Counsel, respectively, concurrently with the delivery of the Series 2026 Bonds are based on existing law and interpretations thereof as of the date such opinions are delivered, which are subject to change. Such legal opinions are further based on representations and covenants Bond Counsel, Disclosure Counsel and the Issuer's counsel, as applicable, deem relevant to such opinions. The attorneys giving legal opinions concurrently with the delivery of the Series 2026 Bonds assume no duty to update or supplement their respective opinions to reflect any facts or circumstances, including changes in law, that may thereafter occur or become effective. Moreover, such opinions are not a guarantee of a particular result and are not binding on the IRS or the courts; rather, such opinions represent the applicable legal counsel's professional judgment based on its review of existing law and interpretations thereof, as of the date such opinions are delivered, and in reliance on the representations and covenants that it deems relevant to such opinions.

The legal opinions to be delivered concurrently with the delivery of the 2026 Bonds express the professional judgment of the attorneys rendering the opinions regarding the legal issues expressly addressed therein. By rendering legal opinions, the giver of the opinions does not become an insurer or guarantor of the result indicated by that expression of professional judgment of the transaction on which opinions are given or of the future performance of the parties to the transaction, nor does the giving of opinions guarantee the outcome of any legal dispute that may arise out of the transaction.

MISCELLANEOUS

Any statements made in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representations are made that any of the estimates will be realized.

The references herein to the Series 2026 Bonds and other documents and statutes referred to herein are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to such documents and statutes for full and complete statements of such provisions.

This Official Statement has been prepared in connection with the sale of the Series 2026 Bonds and may not be reproduced or used, as a whole or as a part, for any purpose. This Official Statement is not to be construed as a contract with the purchaser or the Holders or Beneficial Owners of any of the Series 2026 Bonds.

This Official Statement has been duly authorized, executed and delivered by the Issuer.

NORTH SPRINGS IMPROVEMENT DISTRICT

By: ______________________________

President, Board of Supervisors

APPENDIX A

ISSUER'S REPORT FOR THE SERIES 2026 BONDS

APPENDIX B

FORM OF THE RESOLUTION

APPENDIX C

PROPOSED FORM OF OPINION OF BOND COUNSEL

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

APPENDIX E

AUDITED FINANCIAL STATEMENTS

APPENDIX F

APPRECIATED VALUE TABLE

[APPENDIX G

SPECIMEN MUNICIPAL BOND INSURANCE POLICY]

EXHIBIT E
FORM OF CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") relating to $[___________] Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 (the "Series 2026 Bonds") is dated October [____], 2026 and is executed and delivered by the North Springs Improvement District (the "Issuer") and Disclosure Services, LLC, as Dissemination Agent (the "Dissemination Agent") in connection with the issuance of the Series 2026 Bonds.

The Series 2026 Bonds are being issued pursuant to Resolution No. 2012-08 adopted by the Board on December 21, 2011, as amended by Supplemental Resolution No. 2021-19 adopted by the Board on August 4, 2021 (collectively, the "Bond Resolution"), as supplemented by Series Resolution No. 2026-20 adopted by the Board on September 14, 2026 (the "2026 Series Resolution" and together with the Bond Resolution, the "Resolution"). The Issuer and the Dissemination Agent covenant and agree as follows:

1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer and the Dissemination Agent for the benefit of the Beneficial Owners of the Series 2026 Bonds and to assist the Participating Underwriter in complying with the continuing disclosure requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "SEC") pursuant to the Securities Exchange Act of 1934, as amended from time to time (the "Rule"). The Issuer understands and acknowledges that the execution and delivery of this Disclosure Certificate is intended to comply with the Rule. To the extent that it is later determined by a court of competent jurisdiction or a governmental regulatory agency that the Rule requires the Issuer to provide additional information, the Issuer agrees to promptly provide such additional information.

The provisions of this Disclosure Certificate are supplemental and in addition to the provisions of the Resolution with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, U.S. Bank Trust Company, National Association, as the trustee under the Resolution (the "Trustee") or any other person of any covenant, agreement or obligation under the Resolution (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Resolution or any applicable law.

2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section 2, the following capitalized terms shall have the following meanings:

"Annual Filing Date" shall mean the date set forth in Section 3(a) hereof by which the Annual Report is to be filed.

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2026 Bonds (including persons holding Series 2026 Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2026 Bonds for federal income tax purposes.

“Business Day” means any day other than a Saturday, Sunday or a day on which the Issuer is required, or authorized or not prohibited by law (including executive orders), to close and is closed.

“Dissemination Agent” shall mean, initially, Disclosure Services, LLC, acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer and Trustee a written acceptance of such designation.

“District Manager” shall mean, initially, Rod Colon, and any other person or entity serving as District Manager from time to time.

“Event of Bankruptcy” shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

“Financial Obligation” means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 of the SEC.

“Fiscal Year” shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

“Issuer Disclosure Representative” shall mean the District Manager of the Issuer or his/her/its designee, or such other officer or employee as the Issuer shall designate in writing to the Trustee and the Dissemination Agent from time to time.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board.

“Obligated Person” shall mean any person who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Series 2026 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities). As of the date hereof, the Issuer is the sole Obligated Person.

"Official Statement" shall mean the final offering document relating to the Series 2026 Bonds.

"Participating Underwriter" shall mean, collectively, the original underwriters of the Series 2026 Bonds required to comply with the Rule in connection with offering of the Series 2026 Bonds.

"Repository" shall mean each entity authorized and approved by the Securities and Exchange Commission from time to time to act as a repository for purposes of complying with the Rule. As of the date hereof, the Repository recognized by the Securities and Exchange Commission for such purpose is the Municipal Securities Rulemaking Board, which currently accepts continuing disclosure submissions through its Electronic Municipal Market Access ("EMMA") web portal at "http://emma.msrb.org."

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State" shall mean the State of Florida.

3. Provision of Annual Reports.

(a) The Issuer shall, or shall cause the Dissemination Agent to, no later than each March 31 following the end of the Issuer's Fiscal Year, beginning with the Fiscal Year ended September 30, 2026 with respect to the report for Fiscal Year 2026, provide to any Repository in electronic format as prescribed by such Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date; provided, further, in such event unaudited financial statements are required to be delivered as part of the Annual Report in accordance with Section 4(a) below. If the Issuer's fiscal year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 5(a).

(b) If on the fifteenth (15th) day prior to each Annual Filing Date the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the Issuer Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 3(a) above. Upon such reminder, the Issuer Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report in accordance with Section 3(a) above, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report within the time required under this Disclosure Certificate, state the date by which the Annual Report for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 5(a)(15) has occurred and to immediately send a notice to any Repository in electronic format as required by such repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name and address of any Repository and provide notice of the same to the Issuer if there has been a change since the date of the last Annual Report; and

(ii) promptly upon fulfilling its obligations under subsection (b) above, file a notice with the Issuer certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, stating the date(s) it was provided and listing any Repository to which it was provided.

4. Content of Issuer's Annual Report.

(a) The Issuer's Annual Report shall contain or incorporate by reference the following, which includes an update of certain of the financial and operating data of the Issuer to the extent presented in the Official Statement. All information in the Annual Report shall be presented for the immediately preceding Fiscal Year:

(i) All fund balances in all Funds and Accounts for the Series 2026 Bonds.

(ii) The total amount of Series 2026 Bonds Outstanding.

(iii) The amount of Appreciated Value of the Series 2026 Bonds or principal and interest due on the Series 2026 Bonds, as applicable.

(iv) The most recent audited financial statements of the Issuer, which shall be prepared in accordance with governmental accounting standards promulgated by the Governmental Accounting Standards Board.

(v) An update, as of the end of the immediately preceding Fiscal Year of, or relating to, the following (to the extent not set forth in the most recent audited financial statements referenced in (iv) above, as applicable):

(1) the financial information and operating data contained in the Official Statement in the tables under the subheadings under the caption "THE SYSTEM" as follows: (a) "Water System Customer Accounts by Class;" (b) "Historical Raw and Finished Water Demand, Permitted Allocation, and Treatment Capacity;" (c) "Historical Wastewater Flows and Reserved Capacity of the Issuer;" (d) "Broward County Large User Agreement Costs;" (e) "Ten Largest Water and Wastewater Customers by Average Monthly Billings;" and (f) "Historical Period Rate Covenant Operating Results and Debt Service Coverage;"

(2) the current rates, fees and charges of the System;

(3) any transfers for such Fiscal Year from the Rate Stabilization Fund to the Operation and Maintenance Fund, if applicable; and

(4) Any material changes to permits and approvals related to the System.

(b) To the extent any of the items set forth in subsections (i) through (v) above are included in the audited financial statements referred to in subsection (iv) above, they do not have to be separately set forth.

(c) The Issuer represents and warrants that it will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Certificate. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer or others as thereafter disseminated by the Dissemination Agent.

The information provided under this Section 4 may be included by specific reference to documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on the Repository's Internet Web site or filed with the Securities and Exchange Commission. The Issuer shall clearly identify each such other document so incorporated by reference.

The Issuer reserves the right to modify from time to time the specific types of information provided in its Annual Report or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Issuer; provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule.

5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Series 2026 Bonds to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) business days after the occurrence of the event, with the exception of the event described in number 15 below, which notice shall be given in a timely manner:

1. principal and interest payment delinquencies;

2. non-payment related defaults, if material;

3. unscheduled draws on debt service reserves reflecting financial difficulties;

4. unscheduled draws on credit enhancements reflecting financial difficulties;

5. substitution of credit or liquidity providers, or their failure to perform;

6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Series 2026 Bonds, or other material events affecting the tax status of the Series 2026 Bonds;

7. modifications to rights of the holders or Beneficial Owners of the Series 2026 Bonds, if material;

8. bond calls, if material, and tender offers;

9. defeasances;

10. release, substitution, or sale of property securing repayment of the Series 2026 Bonds, if material;

11. ratings changes;

12. an Event of Bankruptcy or similar event of an Obligated Person;

13. the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. notice of any failure on the part of the Issuer to meet the requirements of Section 3(a) hereof;

16. an Event of Default under the Resolution;

17. incurrence of a Financial Obligation of the Issuer or other Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material; and

18. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or other Obligated Person, any of which reflect financial difficulties.

(b) The notice required to be given in paragraph 5(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository.

6. Identifying Information. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Certificate to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but not be limited to:

(a) the category of information being provided;

(b) the period covered by any annual financial information, financial statement or other financial information or operation data;

(c) the issues or specific securities to which such documents are related (including CUSIPs, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate);

(d) the name of any Obligated Person other than the Issuer;

(e) the name and date of the document being submitted; and

(f) contact information for the submitter.

7. Termination of Disclosure Certificate. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2026 Bonds, so long as there is no remaining liability of the Issuer or if the Rule is repealed or no longer in effect. If such termination occurs prior to the final maturity of the Series 2026 Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event under Section 5(a).

8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent shall be Disclosure Services, LLC. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate.

9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer and the Dissemination Agent may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of counsel expert in federal securities laws, have complied with the requirements of the Rule at the time of the original issuance of the Series 2026 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the holders or Beneficial Owners of the requisite percentage of the Series 2026 Bonds as required by the Resolution for amendments to the Resolution with the consent of holders or Beneficial Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or Beneficial Owners of the Series 2026 Bonds.

Notwithstanding the foregoing, the Issuer and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Certificate necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in its next Annual Report and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a potential material event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. Default. In the event of a failure of the Issuer, the Issuer Disclosure Representative or a Dissemination Agent to comply with any provision of this Disclosure Certificate, the Trustee may (and, at the request of any Participating Underwriter or the holders or Beneficial Owners of more than 50% aggregate principal amount of outstanding Series 2026 Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any Beneficial Owner of a bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Issuer Disclosure Representative or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Certificate. No default hereunder shall be deemed an Event of Default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer, the Issuer Disclosure Representative or a Dissemination Agent to comply with this Disclosure Certificate shall be an action to compel performance.

12. Duties of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate.

13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Series 2026 Bonds, and shall create no rights in any other person or entity.

14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

15. Governing Law. This Disclosure Certificate shall be governed by the laws of the State of Florida and Federal law.

[End of document – signatures to follow]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Certificate as of the date and year set forth above.

[SEAL]

NORTH SPRINGS IMPROVEMENT DISTRICT, AS ISSUER

By:______________________________
President, Board of Supervisors

CONSENTED TO AND AGREED TO BY:

Rod Colon, and his successors and assigns, as Issuer Disclosure Representative

By:______________________________
Name:____________________________
Title:_____________________________

DISCLOSURE SERVICES, LLC, AS DISSEMINATION AGENT

By:______________________________
Name:____________________________
Title:_____________________________

[Signature Page | Continuing Disclosure Certificate]

EXHIBIT A

NOTICE TO REPOSITORIES
OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer:	North Springs Improvement District
Name of Bond Issues:	$[___________] Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026
Date of Issuance:	October [____], 2026
CUSIPS:	[To be provided by Dissemination Agent]

NOTICE IS HEREBY GIVEN that the Issuer has not provided an Annual Report with respect to the above-named Series 2026 Bonds as required by Section 3 of the Continuing Disclosure Certificate Relating to Convertible Capital Appreciation and Income Water and Sewer Revenue Bonds, Series 2026 dated October [____], 2026 among the Issuer and the Dissemination Agent named therein. The Issuer has advised the undersigned that it anticipates that the Annual Report will be filed by ______________, 20____.

Dated:____________________ ________________, Dissemination Agent

cc: Issuer

EIGHTH
ORDER OF BUSINESS

Resolution **2026-21**, Authorizing the Transfer of Issuance Fee Funds Received Pursuant to Issuance Fee Agreement to the District's Water and Sewer Fund

RESOLUTION 2026-21

A RESOLUTION OF THE NORTH SPRINGS IMPROVEMENT DISTRICT AUTHORIZING THE TRANSFER OF ISSUANCE FEE FUNDS RECEIVED PURSUANT TO THE ISSUANCE FEE AGREEMENT WITH LENNAR CORPORATION TO THE DISTRICT'S WATER AND SEWER FUND FOR WATER AND SEWER INFRASTRUCTURE PROJECTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North Springs Improvement District (the "District) is a political corporation and independent special district 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 entered into an Issuance Fee Agreement (the "Agreement") dated December 3, 2025, with Lennar Corporation (the "Developer") regarding Assessment Revenue Bonds, Series 2026 for the Parkland Royale II Assessment Area; and

WHEREAS, Section 2(b) of the Agreement provides that the District may use the funds received as payment of the Issuance Fee for any lawful purpose of the District other than the bond-financed Project itself; and

WHEREAS, the Board of Supervisors finds it to be in the best interest of the District and its residents to transfer the $500,000 Issuance Fee to the District's Water and Sewer Fund to support ongoing and upcoming water and sewer infrastructure improvements.

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

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

SECTION 2. **Authorization to Transfer Funds.** The Board of Supervisors hereby authorizes and directs the District Manager, or his designee, to transfer the $500,000 Issuance Fee received pursuant to the Agreement into the District's Water and Sewer Fund.

SECTION 3. **Use of Funds.** The transferred funds shall be allocated specifically for lawful water and sewer capital project expenditures in accordance with District policies and Section 2(b) of the Agreement.

SECTION 4. **Effective Date.** This Resolution shall take effect immediately upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 14th DAY OF SEPTEMBER 2026.

NORTH SPRINGS IMPROVEMENT DISTRICT

____
Anthony Avello, President

ATTEST:

____
Vincent Moretti, Secretary

NINTH
ORDER OF BUSINESS

Consideration of Investment Banking Agreement with Raymond James & Associates, Inc. Relating to the Water and Sewer Convertible Appreciation Revenue Bonds, Series 2026

August 26, 2026

Board of Supervisors
North Springs Improvement District

Dear Supervisors:

I am submitting this letter to notify the Supervisors of the North Springs Improvement District that the MBS banking team has joined Raymond James & Associates, Inc. ("RJA"). The team will operate as MBS Capital Markets | Raymond James within RJA, with Brett Sealy and Ed Bulleit serving as co-heads of the national land-secured finance group practice. Upon hitting a growth inflection point, we had two paths to pursue which entailed further scaling up MBS or hitching our banking platform to another firm with an extensive national public finance presence. After significant consideration and vetting of prospects, we decided that the latter would not only provide us with the resources to continue to grow here in Florida as well as nationally, but more importantly to continue to serve our existing clients at the level of service they have been accustomed to and deserve.

However, we have determined that the best way we can serve our clients that are in the middle of a financing is to request that the District retain MBS and enter into a similar Investment Banking Agreement with RJA, MBS/RJ acting as co-managers of the District's proposed Series 2026 Bonds. There will be no additional cost to the District, and the District will benefit from the expertise and distribution of both firms.

Rhonda Mossing who has served the District as investment banker for many years, will represent MBS, and Edwin Bulleit will represent RJA.

If this arrangement is acceptable to the District, we respectively request that this letter and IBA with RJA be included on the Agenda of the District's upcoming board meeting. We are extremely appreciative of the relationship and look forward to working with the team on this transaction.

If there are any questions or you need additional information, please do not hesitate to call me at (813) 784-2945.

Sincerely,

Edwin Bulleit

Edwin Bulleit
Managing Director

880 Carillon Parkway // St. Petersburg, FL 33716
T 727.567.2868

AGREEMENT FOR UNDERWRITING SERVICES
NORTH SPRINGS IMPROVEMENT DISTRICT

August 19, 2026

Board of Supervisors
North Springs Improvement District

Dear Supervisors:

Raymond James & Associates, Inc. (the "RJA" or the "Underwriter") is pleased to submit this agreement (the "Agreement") to the North Springs Improvement District (the "District") to serve as underwriter or placement agent to the District. This Agreement relates to the proposed issuance of bonds (the "Bonds") to acquire and/or construct certain public infrastructure improvements for the District's capital improvement plan. This Agreement will cover the engagement for the Series 2026 issuance of Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** The Underwriter intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below, as applicable.

   - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
   - Preparation of rating strategies and presentations related to the issue being underwritten.
   - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
   - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
   - Assistance to the District in its preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
   - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
   - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
   - Preparation of post-sale reports for the issue, if any.
   - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel, whose fees shall be paid

from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of $50,000 or 2% of the par amount of Bonds issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.

4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.

5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.

6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other District officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the District's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the District by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

7. **Accuracy of Information.** The District understands that the consummation of the transaction will be based upon, among other things, the truth, accuracy and completeness of the information included in the official statement or other offering document or otherwise provided to RJA.

8. **Obligations Contingent; Not Municipal Advisor.** Nothing in this Agreement is an expressed or an implied commitment by RJA to provide financing or to place, purchase or underwrite the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the underwriting or placement of the Bonds. Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and then-prevailing market conditions.

   The District acknowledges and agrees that RJA is being retained to act solely as underwriter or placement agent for the Bonds, and not as advisor or in any other capacity as agent. RJA shall act as an independent contractor under this Agreement, and not in any other capacity, including as a fiduciary. The District acknowledges and agrees that: (i) the transaction contemplated by this Agreement is an arm's length, commercial transaction between District and RJA in which RJA is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the District; (ii) RJA has not assumed any advisory or fiduciary responsibility to the District with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether RJA has provided other services or is currently providing other services to the District on other matters); (iii) the only obligations RJA has to the District with respect to the transaction contemplated hereby expressly are set forth in this Agreement; and (iv) the District has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

9. **Conflicts.** You should be aware that RJA or its affiliates may have trading and other business relationships with other participants in the proposed transaction, including with potential purchasers of the Bonds. These relationships include, but may not be limited to, trading lines, frequent purchases and sales of securities and other engagements through which RJA may have, among other things, an economic interest. In addition, you should be aware that the primary role of an underwriter or placement agent is to purchase, or arrange for the placement of, respectively, securities in an arm's-length commercial transaction between the issuer and (i) RJA, strictly in our capacity as Underwriter, or (ii) the purchaser, strictly in our capacity as Placement Agent, and that the RJA has financial and other interests that differ from those of the District. Notwithstanding the foregoing, RJA will not receive any compensation with respect to the services provided hereunder other than as set forth in paragraph 2 above or otherwise disclosed in writing to District. RJA is involved in a wide range of activities from which conflicting interests or duties may arise. Information which is held elsewhere within RJA, but of which none of our personnel involved in the proposed transaction actually has knowledge, will not for any purpose be taken into account in determining RJA's responsibilities to you.

10. **General Terms**. No opinion or advice of RJA shall be reproduced, disseminated, quoted or referred to at any time without the prior written consent of RJA. Upon the completion of the financing, we will be entitled to advertise the transaction in publications and at times selected by us at our own expense. Notwithstanding the foregoing, nothing in this Agreement shall limit or impair the District's obligations under Chapter 119 (Public Records) or Section 286.011 (Sunshine Law), Florida Statutes, or its disclosure obligations under applicable securities laws, and no consent of RJA shall be required for any disclosure required thereby.

    No waiver, amendment or other modification of this Agreement shall be effective unless in writing and signed by each party hereto.

    Any dispute arising under this Agreement shall be brought exclusively in the state courts located in Broward County, Florida. The construction and interpretation of this Agreement shall be governed by the substantive law of the State of Florida, without regard to its conflicts of laws principles. Nothing in this Agreement shall be construed as a waiver by the District of sovereign immunity beyond the limited waiver set forth in Section 768.28, Florida Statutes, or of any other right or immunity afforded to the District under Florida law.

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

Please sign below to evidence acceptance of the terms of this Agreement and return one executed copy to me. We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,

Raymond James & Associates, Inc.

Edwin Bulleit
____

Ed Bulleit
Managing Director

Approved and Accepted By:

North Springs Improvement District

By: ________________________

Name: ______________________

Title: ______________________

Date: ______________________

EXHIBIT A

The District has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

The following G-17 conflict of interest disclosures are now broken down into three types, including: (I) dealer-specific conflicts of interest disclosures (if applicable), (II) transaction-specific disclosures (if applicable), and (III) standard disclosures.

I. Dealer-Specific Conflicts of Interest Disclosures

RJA has identified the following potential or actual dealer-specific material conflicts or business relationships we wish to call to your attention. When we refer to *potential* material conflicts herein, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the District (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the District. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Additionally, in the ordinary course of its business, RJA and its affiliates may have engaged, and may in the future engage, in transactions with, and perform services for, the District and its affiliates, including without limitation, investment bidding agent services, for which they received or will receive customary fees and expenses.

Further, we understand that the District may, in certain situations, use a portion of the proceeds from the issuance of the Bonds to refund certain of the District's outstanding securities (the "Refunded Bonds"). To the extent that RJA or an affiliate thereof owns Refunded Bonds, RJA or its affiliate, as the case may be, would receive a portion of the proceeds from the issuance of the Bonds.

II. Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:

  - Because we have not recommended to the District a financing structure that may be a "complex municipal securities financing" for purposes of MSRB Rule G-17, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

III. Standard Disclosures

- Disclosures Concerning the Underwriter's Role:

  - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both the District and investors.

  - The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the District. The underwriter has financial and other interests that differ from those of the District.

  - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests.

  - The District may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the District's interest in this transaction.

  - The underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

  - The underwriter will review the official statement for the Bonds in accordance with, and a part of, its responsibility to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. Under federal securities law, the District has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter's obligations under the federal securities laws and such review should not be construed by the District as a guarantee of the accuracy or completeness of the information in the official statement.

- Disclosures Concerning the Underwriter's Compensation:

  - The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Depending on the structure of the transaction that the District decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

TENTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

I. Consideration of Task Order No. 0926-1, for the Installation and Successful Operation of a New Biscayne Aquifer Production Well No. 11

TASK ORDER NO. 0926-1
NEW BISCAYNE AQUIFER PRODUCTION WELL NO. 11

This Task Order (the "Task Order") is issued pursuant to the Agreement for Professional Services between VLC ONE, INC. and the NORTH SPRINGS IMPROVEMENT DISTRICT (NSID), dated May 6, 2021 (the "Agreement"), which is incorporated herein by this reference.

This task order is intended to establish a comprehensive scope for the planning, design, permitting, construction, testing, commissioning, and closeout of Biscayne Aquifer Production Well No. 11.

ARTICLE 1. PROJECT PURPOSE AND SCOPE OF SERVICES

VLC ONE, INC. will provide the professional engineering, design, permitting, construction coordination, construction-related services, testing, commissioning, and project closeout services necessary for the installation and successful operation of a new Biscayne Aquifer Production Well No. 11 intended to be located in the NE area of the NSID Water Treatment Plant (WTP) site.

DESIGN, ENGINEERING AND PERMITTING SERVICES:

A. Project Development, Existing Conditions and Coordination

- Review available record drawings, prior well information, existing wellfield operating data, pump information, electrical and control information, utility records, easements, rights-of-way, and other documents made available by NSID.
- Conduct field reconnaissance and site verification as necessary to confirm the proposed well location, access constraints, existing above-ground features, apparent utility conflicts, connection points, and conditions that may affect design or construction.
- Coordinate with NSID staff and the District Engineer regarding operating objectives, desired well capacity, system pressures, wellfield operation, equipment preferences, maintenance access, instrumentation, controls, and project sequencing.
- Coordinate the proposed work with affected utility owners and governmental or regulatory agencies to identify permitting, clearance, utility-protection, and construction requirements.
- Identify foreseeable conflicts and constructability considerations and incorporate reasonable mitigation measures into the design documents.

B. Hydraulic Modeling and Wellfield Evaluation

- Review existing wellfield hydraulic model developed in 2018 for the Biscayne Well No. 10 project. Update, calibrate, or otherwise refine (as needed) the NSID Biscayne wellfield hydraulic model using WaterCAD or equivalent accepted hydraulic modeling software, utilizing available system data provided by NSID.
- Evaluate anticipated operation of Well No. 11 individually and in combination with the existing Biscayne Aquifer production wells.

- Evaluate expected flow, head conditions, system pressure, drawdown-related operating considerations, and the effect of the proposed well on overall wellfield performance.
- Use the hydraulic evaluation to support selection of the well pump, motor, discharge piping, valves, flow measurement equipment, and associated operating parameters.
- Evaluate pump operating points and efficiency so that the selected equipment is suitable for the anticipated range of system conditions and avoids undesirable operating conditions to the extent reasonably practicable.

C. Design and Engineering Services

- Prepare engineering calculations, technical specifications, details, notes, and design drawings necessary for construction and permitting of Well No. 11 and its associated above-ground facilities.
- Develop the wellhead and discharge piping arrangement, including valves, fittings, restraints, supports, meters, gauges, sample points, air-release provisions, instrumentation, and appurtenances required for a complete installation.
- Provide design for the underground raw water piping from the proposed Well No. 11 to connection with the existing WTP, and from existing Well No. 2 to connection with Well No. 11 piping.
- Provide design requirements for equipment pads, supports, protective features, and site restoration items required for the well installation.
- Incorporate applicable requirements of NSID standards, the permitting authorities, applicable AWWA standards, and other codes and standards governing the work.
- Prepare final design documents suitable for construction and agency review, subject to revisions resulting from permitting and field coordination.
- No design for electrical, instrumentation and controls and SCADA integration is included in this task order scope of work and fee.

D. Permitting and Regulatory Coordination

- Identify permits, approvals, and agency reviews reasonably anticipated for the work based on the final project configuration.
- Prepare and submit engineering drawings, calculations, applications, technical data, and supporting documents required for applicable City, County, State, water-management, health/environmental, or other regulatory approvals within VLC ONE, INC.'s scope.
- Respond to all plan review comments, requests for clarification, and technical questions from reviewing agencies and revise the design documents as necessary to obtain permit issuance.
- Attend coordination meetings or conferences with NSID and regulatory agencies when required to advance permitting.
- Maintain a permitting record and provide NSID with copies of significant agency correspondence, approvals, and issued permits applicable to the project.

CONSTRUCTION SERVICES:

A. Preconstruction and Construction Planning

- Coordinate utility locating and subsurface utility identification before excavation or drilling. The work will include use of the applicable utility notification system and additional field locating measures where appropriate.
- Coordinate construction activities with affected utility companies. Relocation of utility facilities, including FPL poles or other major utility infrastructure, is excluded from this Task Order.

B. Construction and Installation Services

VLC ONE, INC. will furnish the labor, materials, equipment, tools, supervision, and operations necessary to construct Well No. 11 and the associated above-ground work described in the final design documents. The installation is anticipated to include, but is not necessarily limited to, the following major components, with final sizes, ratings, manufacturers, and quantities established by the approved design:

- Biscayne Aquifer production well drilling, casing, screen and related well construction components.
- Multi-stage submersible turbine well pump selected for the required duty point.
- Submersible motor with temperature monitoring, current monitoring, and appropriately sized continuous power cable to minimize submerged splice locations where practicable.
- Check valve(s), isolation butterfly valve(s), air-release valve(s), sample tap(s), and related wellhead valves and appurtenances.
- Epoxy-lined ductile iron or other approved discharge piping, fittings, flanged connections, restrained joints, adapters, supports, and connection to the existing system.
- Magnetic flow meter and associated local/remote flow indication.
- Pressure indicator/transmitter and pressure gauges at locations required for operation, testing, and troubleshooting.
- Instrumentation or probes required to monitor well operating characteristics, including transmissivity-related or water-level data where required by the final design.
- VFD and RTU panels
- NEMA-rated enclosures suitable for the installation environment, including stainless steel or FRP components where specified.
- Equipment pads, supports, identification, protective bollards or barriers if required, and restoration of disturbed surfaces.
- No labor for electrical, instrumentation and controls and SCADA integration activities is included in this task order scope of work and fee.
- Furnish and install the underground piping from Well No. 11 and Well No. 2 to the WTP connection.

C. Submittals, Shop Drawings and Quality Control

- Prepare or obtain product data, shop drawings, equipment curves, electrical/control diagrams, material certifications, and other submittals required by the design documents.
- Submit construction submittals to the District Engineer/NSID for review and approval prior to installation where required.
- Verify that major equipment proposed for installation is consistent with the approved design intent, operating criteria, and permitting requirements.
- Coordinate required material testing and field quality-control testing, including compaction testing, hydrostatic pressure testing, electrical testing, and other tests required by the plans, specifications, permits, or applicable standards.
- Maintain project records of significant testing, inspections, submittals, and corrective actions.

D. Well Development, Testing, Disinfection and Commissioning

- Perform downhole video survey(s) at appropriate stages of the work to document well condition and construction.
- Perform well development using methods appropriate for the completed well and aquifer conditions.
- Perform acidization, including staged acidization if required by the final well-development program and field performance.
- Perform step-drawdown/step-rate testing and other pumping tests necessary to evaluate well performance, specific capacity, operating drawdown, and pump selection/operation.
- Perform hydrostatic pressure testing of new piping and appurtenances in accordance with the applicable project requirements.
- Disinfect the well and associated piping in accordance with applicable AWWA standards and regulatory requirements, including required sampling and documentation.
- Provide start-up assistance for the pump, VFD, instrumentation, and controls; verify direction of operation, set points, alarm functions, signal transmission, and basic system response.
- Conduct or assist with final performance testing to document flow, pressure, motor loading, operating levels, and other parameters required to demonstrate satisfactory operation.
- Review performance logs and testing data and recommend reasonable operational adjustments identified during commissioning.

E. Construction Engineering, Special Inspections and Certification

- Provide engineering observation and special inspection services when required by the permitting authorities or requested by NSID.
- Observe significant construction milestones and verify general conformance of observed work with the approved design documents.

- Witness and document required pipe pressure testing, well development/testing, disinfection, equipment start-up, and performance testing when required.
- Review field reports, testing results, equipment start-up records, and contractor documentation relevant to project certification.
- Prepare certification letters, engineer's statements, permit closeout documents, and final completion certification within VLC ONE, INC.'s professional scope.
- Identify observed nonconforming work requiring correction and coordinate resolution with NSID staff.
- VLC One will repair/restore all landscape, asphalt etc. to original condition upon completion of the well and raw water piping construction. All construction debris will be removed and cleaned up from the site.

F. Project Closeout and Deliverables

- Provide final signed and sealed design drawings and revisions required for permitting and construction.
- Provide copies of permits and significant agency approvals obtained within the project scope.
- Provide approved shop drawings and major equipment submittals in an organized electronic project record.
- Provide test reports, well-development records, pumping-test/performance data, disinfection documentation, and other closeout testing records.
- Prepare record/as-built information based on contractor field markups and information made available to VLC ONE, INC., when included in the final project requirements.
- Provide final engineering certifications and documentation reasonably required for permit closeout and acceptance by NSID.
- Participate in a final walkthrough and prepare a punch-list of observed incomplete or deficient items within the project scope, if requested by NSID.

ARTICLE 2. COMPENSATION

Compensation by NSID to VLC ONE, INC. will be as follows:

VLC ONE, INC. will perform the above-mentioned services for a lump sum fee as defined below:

Design, Permitting, Construction and Engineering Services during Construction shall not exceed $1,780,000.

For the Design, Permitting & Engineering Services, VLC ONE, INC. will receive payments outlined as follows:

PAYMENT 1: 50% ($75,000) initial payment once Task Order No. 0926-1 is executed.

PAYMENT 2: 25% ($37,500) at 75% design completion

PAYMENT 3: 25% ($37,500) at 100% design completion

For the Engineering Services during Construction, VLC ONE, INC, will receive payments of $35,000 that will be invoiced as part of the Construction Services AIA G702/G703 payment applications.

For the Construction Services, VLC ONE, INC. will submit progressive payments in AIA G702/G703 format.

PAYMENTS: OWNER shall make progress payments on account of the Contract Price on the basis of Contractor's Application for Payment on or about 20th day of each month during performance of the Work. All such payments will be measured by the schedule of values established and accepted by the ENGINEER (NSID Engineer).

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold.
    a. 95% of Work completed (with the balance being retained)
    b. 95% of cost of materials and equipment not incorporated in the Work (with the balance being retained)
2. Final Payment
    a. Upon final completion and acceptance of the Work, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER.

ARTICLE 3. PROJECT SCHEDULE

VLC ONE, INC. will perform the above-mentioned services as follows:

100% Design	90 Days from initial payment of 50%
Permitting	60 Days from 100% Design
Biscayne Well Substantial Completion	170 Days from permit issuance date
Biscayne Well Final Completion	60 Days from Substantial Completion
TOTAL PROJECT COMPLETION	**380 Days**

ARTICLE 4. ASSUMPTIONS, EXCLUSIONS AND CLARIFICATIONS

- The scope assumes reasonable access to the project site and timely availability of existing records and operating information from NSID.
- Major utility relocation, acquisition of new property interests, environmental remediation, contaminated-soil handling, dewatering beyond normal construction requirements, and work outside the defined Well No. 11 project limits are excluded unless specifically added.

- Design and construction services for electrical, instrumentation and controls and SCADA integration activities are excluded from this Task Order. These services are to be performed by NSID and/or others.
- Permit fees, utility fees, governmental review fees, and third-party laboratory/testing fees to be paid by NSID.
- Unforeseen subsurface conditions, abandoned utilities, unknown obstructions, or materially different field conditions may require additional work and schedule adjustment.
- Changes requested by NSID or required by agencies after approval of the design that materially alter the scope may require an amendment to the Task Order.

ARTICLE 5. OTHER PROVISIONS

The following provisions shall apply to this Task Order:

As per Section 6.3.1 of the Agreement, Liquidated Damages in the amount of $_100.00__ per day shall be assessed against VLC ONE, INC., based upon each day beyond _Substantial Completion. The Liquidated Damages are intended to address any damages incurred by the NSID due to such delay and are not intended to be a penalty.

This Task Order will become a part of the referenced Agreement when executed by both parties. The terms and conditions of the Agreement apply to and remain in effect for the General Services or work to be performed hereunder.

The Authorized Representatives designated below are authorized to act with respect to this Task Order. Communications between the parties shall be between parties and their consultants or subcontractors shall be through the Authorized Representatives:	
For NSID:	**For VLC ONE, INC.:**
Name: ROD COLON, DISTRICT MANAGER	Name: VANDIN CALITU, P.E.
Address: 9700 NW 52 ST, CORAL SPRINGS, FL 33076	Address: 1722 Sheridan St, #129, Hollywood, FL, 33020
Telephone: 954-796-6628	Telephone: 954-864-2775

This Task Order No. ____0926-1____ is effective this (date)_09/14/2026____	
Accepted for VLC ONE, INC. by:	**Accepted for NSID by:**
Name	Name Anthony Avello
Title	Title President

TENTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

II. Consideration of Quotes for Grinder Pumps

MEMORANDUM

TO: Board of Supervisors
FROM: Staff
DATE: September 8, 2026
SUBJECT: Recommendation for Grinder Pumps

Staff recommends purchasing 14 grinder pumps from **Hydra Service**. These highly reliable units offer comparable or superior performance, seamless integration with our infrastructure, and the shortest lead time of just 3-4 weeks.

Based on the gathered quotes, the pricing options and lead times for the 14 pumps are summarized below:

Vendor	Total Price	Lead Time
Hydra Service, Inc.	***$55,920.00***	***3-4 weeks***
Barney's Pumps Inc.	$70,390.00	4-6 weeks
Hudson Pump & Equipment	$120,000.00	14-18 weeks

Staff recommend proceeding with Hydra Service.

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:	**NSID**	FROM:	**Scott Carney**
		EMAIL:	scarney@hydraservice.net
ATTN:	**Ward Crowell / Nena Offenther**	DATE:	**September 4, 2026**
PHONE	**954-796-5066**	QUOTE:	**260826-4SC**
FAX:		REF:	**NSID TPC 11500 Trails End**
EMAIL:	wardc@nsidfl.gov		

TPC 11500 Trails End

2	**SULZER S20/2W 2HP 1PH 230V 60HZ PIRANHA PUMP WITH 32' CABLE WITH START KIT**
2	**1-1/4 DISCHARGE ADAPTER KIT FNPT**

PTP 10559 Trails End

2	**SULZER S26/2D 3.5HP 3PH 460V 60HZ PIRANHA PUMP WITH 32'**
2	**1-1/4 DISCHARGE ADAPTER KIT FNPT**

NSID 1 BLDG B

2	**SULZER S26/2D 3.5HP 3PH 460V 60HZ PIRANHA PUMP WITH 32'**
2	**1-1/4 DISCHARGE ADAPTER KIT FNPT**

NSID 2 BLDG A

2	**SULZER S20/2D 2HP 3PH 208V 60HZ PIRANHA PUMP WITH 32' CABLE**
2	**1-1/4 DISCHARGE ADAPTER KIT FNPT**

NSID3 BLDG D

2	**SULZER S20/2D 2HP 3PH 460V 60HZ PIRANHA PUMP WITH 32' CABLE**
2	**1-1/4 DISCHARGE ADAPTER KIT FNPT**

NSID 4 BLDG C

2	**SULZER S20/2D 2HP 3PH 208V 60HZ PIRANHA PUMP WITH 32' CABLE**
2	**1-1/4 DISCHARGE ADAPTER KIT FNPT**

BOOSTER 10980 HILLSBORO BLVD

2	**SULZER S20/2D 2HP 3PH 208V 60HZ PIRANHA PUMP WITH 32' CABLE**
2	**1-1/4 DISCHARGE ADAPTER KIT FNPT**

DELVERY 3-4 WEEK

TOTAL PRICE **$55,920.00** PLUS ANY FEDERAL,
STATE OR LOCAL TAXES WHICH MAY APPLY. TERMS ARE NET 30 DAYS. PRICES ARE FIRM FOR 30 DAYS.
HYDRA SERVICE STANDARD TERMS AND CONDITIONS APPLY. PAYMENT TERMS ARE NET 30 DAYS

ACCEPTED DATE ____________________ Review Date: ______________________________________

____________________ NAME OF PURCHASER

______________________________ REVIEWED BY HYDRA SERVICE PUMP REP.

QUOTATION

Barney's Pumps Inc.
PO Box 3529
Lakeland, FL 33802
(954) 346-0669
Coral Springs

QUOTE NUMBER	
1045489	
QUOTE DATE	Page
8/20/2026	1 of 2

Quote Expires On: 09/19/2026
Quoted by: Victor Laboy

Bill To:

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

954-752-0400

Ship To:

North Springs Improvement Distric
9700 NW 52nd Street
Coral Springs, FL 33076

Requested By: Ward Crowell

Customer ID: 11006

Destination Country:

PO Number	Terms	Freight Code	Job Name
TBD	Net 30	Freight Allowed	Hydromatic

Ordered	Allocated	Remaining	UOM / Unit Size	Disp.	Item ID / Item Description		Unit Price	Extended Price
					Order Note: Delivery is 4-6 weeks.			
2	0	2	EA 1.0		HPGX200CD Submersible Pump, Grinder, 2HP 230V 1PH, 5in Impeller, 35ft of 12-4SOOW Cord, Hazardous Location TPC11500 ***Manufacturer:*** Hydromatic Pumps	EA 1.0	5,340.0000	10,680.00
4	0	4	EA 1.0		HPGX200FD Submersible Pump, Grinder, 2HP 460V 3PH, 5in Impeller, 35ft of 14-4SOOW Cord, Hazardous Location PTP10559 & NSID3 ***Manufacturer:*** Hydromatic Pumps	EA 1.0	5,340.0000	21,360.00
2	0	2	EA 1.0		HPGHX300FD Submersible Pump, Grinder, 3HP 460V 3PH, 4.25in Impeller, 35ft of 14-4SOOW Cord, Hazardous Location NSID1 ***Manufacturer:*** Hydromatic Pumps	EA 1.0	8,495.0000	16,990.00
4	0	4	EA 1.0		HPGX200BD Submersible Pump, Grinder, 2HP 200V 1PH, 5.00in Impeller, 35ft of 12-4SOOW Cord, Hazardous Location NSID2 & NSID4 ***Manufacturer:*** Hydromatic Pumps	EA 1.0	5,340.0000	21,360.00

QUOTATION

Barney's Pumps Inc.
PO Box 3529
Lakeland, FL 33802
(954) 346-0669
Coral Springs

QUOTE NUMBER	
1045489	
QUOTE DATE	Page
8/20/2026	2 of 2

Quote Expires On: 09/19/2026
Quoted by: Victor Laboy

Quantities					*Item ID*		
Ordered	*Allocated*	*Remaining*	*UOM Unit Size*	*Disp.*	*Item Description*	*Unit Price*	*Extended Price*

Total Lines: 4

SUB-TOTAL:	70,390.00
TAX:	0.00
AMOUNT DUE:	**70,390.00**

U.S. Dollars

Thank you for the opportunity to earn your business.

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. Lead time and/or ship dates are estimates only and are based on the information available at the time of quotation. Please note that these times/dates are subject to change. If shop drawings are required for approval, please request them from our office.

Order processed per Barney's Pumps standard terms and conditions of sale, and all terms and conditions of Barney's Pumps Terms of Sale & Warranty are incorporated herein by this reference as if fully set herein. Please visit https://www.barneyspumps.com/legal.html

All shipments are F.O.B origin.

SIGN BELOW AND RETURN TO AUTHORIZE ORDER.

____________________ PRINT NAME   ____________________ SIGNATURE   __________ DATE

Sales Quotation

Quotation Number:	T260394	Quotation Date:	09/03/2026	Sales Engineer:	JIM MURPHY
Revision No:	1	Date Printed:	09/03/2026	Phone:	(C) (863) 940-5762 (O) 863-665-7867
Customer Number:	106728				jmurphy@tencarva.com
Customer RFQ	GRINDER XP PUMPS	Order Contact:	MARIA RIOS	Branch:	FL LAKELAND

Document Address:
PROSPECT - JIM MURPHY
1115 PLEASANT RIDGE ROAD
GREENSBORO NC 27409

Delivery Address:
NORTH SPRINGS IMPROVEMENT DISTRICT
1115 PLEASANT RIDGE ROAD
9700 NW 52ND STREET
CORAL SPRINGS FL 33076
BROWARD

Payment Terms:		Customer Contact:	NENA OFFENTHER
Terms of Delivery:	FOB SHIPPING POINT PREPAID & ALLOW	Customer Phone:	954.242.6228
Ship Via:	SEE INSTRUCTIONS	Customer Email:	NENAO@NSIDFL.GOV

LEAD-TIME: 12-16 WEELS TO SHIP FROM FACTORY APPROX.

THE PRICES SET FORTH IN THIS QUOTE ARE BASED ON THE TARIFF RATES, DUTIES, GOVERNMENT CHARGES, AND TRADE REGULATIONS IN EFFECT AS OF THE DATE OF THE QUOTE. IF, AFTER THE QUOTE DATE, ANY NEW TARIFFS, DUTIES, TAXES, OR SIMILAR CHARGES ARE IMPOSED, OR ANY EXISTING TARIFFS, DUTIES, OR CHARGES ARE INCREASED OR MODIFIED BY ANY GOVERNMENT OR REGULATORY AUTHORITY (COLLECTIVELY, "TARIFF CHANGES"), AND SUCH TARIFF CHANGES RESULT IN AN INCREASE IN THE COST OF GOODS, WE RESERVE THE RIGHT TO ADJUST THE PRICING OF THE AFFECTED GOODS TO REFLECT THE INCREASED COSTS.
QUOTE VALID FOR 20 DAYS

Pos	Part No / Description	QTY	Unit	Sell Price	Ext. Sell Price
1	**BARNES PUMP** . GRINDER PUMP 2 HP, EXPLOSION-PROOF, 1/60/208-240V, WITH CAPACITOR, 30 FT CABLE TRIM DIAMETER - TO BE CONFIRMED PUMP DISCHARGE: 1-1/4" REFERENCE: TPC (11500 TRAILS END)	2	EA	$ 9,100.00	$ 18,200.00
2	**BARNES PUMP** . GRINDER PUMP 2 HP, EXPLOSION-PROOF, 3/60/460V, 30 FT CABLE TRIM DIAMETER - TO BE CONFIRMED PUMP DISCHARGE: 1-1/4" REFERENCE: PTP (10559 TRAILS END)	2	EA	$ 7,800.00	$ 15,600.00
3	**BARNES PUMP** . GRINDER PUMP 3 HP, EXPLOSION-PROOF, 3/60/460V, 30 FT CABLE TRIM DIAMETER - TO BE CONFIRMED PUMP DISCHARGE: 2" REFERENCE: NSID 1 - BLDG B (9700 NW 52 ST)	2	EA	$ 11,900.00	$ 23,800.00
4	**BARNES PUMP**	2	EA	$ 7,800.00	$ 15,600.00

Sales Quotation

Quotation Number:	T260394	Quotation Date:	09/03/2026	Sales Engineer:	JIM MURPHY
Revision No:	1	Date Printed:	09/03/2026	Phone:	(C) (863) 940-5762 (O) 863-665-7867
Customer Number:	106728				jmurphy@tencarva.com
Customer RFQ	GRINDER XP PUMPS	Order Contact:	MARIA RIOS	Branch:	FL LAKELAND

Pos	Part No / Description	QTY	Unit	Sell Price	Ext. Sell Price
	. GRINDER PUMP 2 HP, EXPLOSION-PROOF, 3/60/208-240V, 30 FT CABLE TRIM DIAMETER - TO BE CONFIRMED PUMP DISCHARGE: 1-1/4" REFERENCE: NSID 2 - BLDG A (9700 NW 52 ST)				
5	**BARNES PUMP** . GRINDER PUMP 2 HP, EXPLOSION-PROOF, 3/60/480V, 30 FT CABLE TRIM DIAMETER - TO BE CONFIRMED PUMP DISCHARGE: 1-1/4" REFERENCE: NSID 3 - BLDG D (9700 NW 52 ST)	2	EA	$ 7,800.00	$ 15,600.00
6	**BARNES PUMP** . GRINDER PUMP 2 HP, EXPLOSION-PROOF, 3/60/208-240V, 30 FT CABLE TRIM DIAMETER - TO BE CONFIRMED PUMP DISCHARGE: 1-1/4" REFERENCE: NSID 4 - BLDG C (9700 NW 52 ST)	2	EA	$ 7,800.00	$ 15,600.00
7	**BARNES PUMP** . GRINDER PUMP 2 HP, EXPLOSION-PROOF, 3/60/208-240V, 30 FT CABLE TRIM DIAMETER - TO BE CONFIRMED PUMP DISCHARGE: 1-1/4" REFERENCE: BOOSTER (10980 HILLSBORO BLVD)	2	EA	$ 7,800.00	$ 15,600.00

Sub Total: $ 120,000.00

Gross Total: $ 120,000.00

IMPORTANT:

THIS QUOTE DOES NOT INCLUDE: TESTING, START-UP, TRAINING, INSTALLATION.

OFFER IS FOR ONLY PUMPS WITH MOTORS AND 30 FT CABLE. ALL OTHERS WILL BE ADDITIONAL.

CONDITIONS OF SERVICE MUST BE PROVIDED TO CONFIRM IMPELLER TRIM FOR ALL UNITS.

Sales Quotation

Quotation Number:	T260394	Quotation Date:	09/03/2026	Sales Engineer: JIM MURPHY	
Revision No:	1	Date Printed:	09/03/2026	Phone:	(C) (863) 940-5762 (O) 863-665-7867
Customer Number:	106728			jmurphy@tencarva.com	
Customer RFQ	GRINDER XP PUMPS	Order Contact: MARIA RIOS		Branch:	FL LAKELAND

Terms and Conditions

Tencarva Machinery Company dba as Hudson Pump & Equipment ("Tencarva") agrees to contract with Buyer for the sale of the equipment described herein (the "Products") and services to be performed by Tencarva in connection the Products (the "Services") only if Buyer's acceptance of Tencarva's offer to sell contains all of the terms set forth herein. Tencarva hereby objects to any additional terms. Any confirmatory action by the Buyer or acceptance of the Products or Services shall constitute assent to these terms and any additional terms set forth therein shall not be effective or binding.

1. The Services are warranted to be performed in a workmanlike manner. The determination of compliance with this warranty will be based on testing under controlled conditions with calibrated instruments in accordance with the standards of the Hydraulic Institute or other nationally recognized accreditation standards. If any nonconformity with this warranty appears within 45 days after the Services are performed, the exclusive obligation of Tencarva shall be to re-perform the nonconforming Services in a conforming manner. Such a correction of nonconformities shall be Buyer's exclusive remedy with respect to the Services delivered or performed by Tencarva. Tencarva's liability on any claim shall in no case exceed the purchase price allocable to the Services which gives rise to the claim.

2. To the extent assignable, Tencarva shall assign to Buyer, without recourse to Tencarva, all warranties of the manufacturer of the Products made with respect to the Products. Tencarva makes NO IMPLIED WARRANTIES OF ANY TYPE, WHETHER OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE with respect to the Products or Services, and no warranties or guaranties, express or implied, are made by Tencarva except as specifically provided herein.

3. IN NO EVENT SHALL TENCARVA BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS AND ATTORNEY'S FEES, WITH RESPECT TO THE PRODUCTS OR SERVICES OR OTHERWISE. Tencarva shall have no liability with respect to any installation adjustments, repairs or other work done upon or in connection with the Products by Buyer or others. Any cause of action against Tencarva arising out of or relating to the Products or the Services shall expire unless brought within one year of time of accrual thereof.

4. Once placed, orders for the Products or Services by Buyer may be canceled only with Tencarva's approval upon payment by Buyer for work performed and/or expenses incurred by Tencarva to the date of cancellation. Buyer shall pay Tencarva for interest on any amount not paid when due at a rate of one and one half percent (1 1/2%) per month, or the maximum rate permitted by law, whichever is less, together with all costs of collection. All prices for Products and Services are exclusive of all taxes. Wherever applicable, any tax or taxes will be added to the invoice as a separate charge to be paid by Buyer.

5. To the extent that Products or any portion thereof are supplied according to Buyer's design or instructions, are modified by Buyer, are combined by Buyer with equipment or things not furnished hereunder, or are used by Buyer to perform a process or produce a product, and by reason of said design, instructions, modification, combination, performance or production, a suit or proceeding is brought against Tencarva, Buyer shall defend, indemnify, release and hold harmless Tencarva, its directors, officers, employees, agents, representatives, successors and assigns against any and all liability, suits, actions, or proceedings, at law or in equity, and from any and all claims, demands, losses, judgments, penalties, damages, costs and expenses arising therefrom and in connection therewith, including, without limitation, patent infringement claims.

6. Buyer shall supply to Tencarva, in a timely fashion, all required technical information, including drawing approval and all required documentation. Tencarva shall not be liable for loss, damage, delay, and/or late delivery due to causes beyond its reasonable control, including, without limitation, late delivery by the manufacturer of the Products, fire, strike or concerted action of workmen, act or omission of any governmental authority, or delays in transportation. In the event of delay due to any such cause, the date of delivery will be postponed by such length of time as may be reasonably necessary to compensate for the delay.

TENTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

III. Consideration of Quote from Florida Design Drilling, LLC for Emergency Rehabilitation of Well Nos. 2A and 5

MEMORANDUM

TO: Board of Supervisors
FROM: Staff
DATE: September 8, 2026
SUBJECT: Emergency Well Rehabilitation Recommendation

Staff recommends proceeding with the emergency rehabilitation of Well 2A and Well 5 by **Florida Design Drilling LLC (FDD)**. We have successfully used Florida Design Drilling in the past, and immediate action is necessary to redrill and rehabilitate these wells in order to continue to meet water demand. To ensure residents are fully informed, staff will conduct proactive community outreach prior to the commencement of each project.

Pricing Options

Based on the submitted proposals, the cost for the rehabilitation services is summarized below:

Vendor / Scope	Total Price
Florida Design Drilling LLC - Well 2A Rehabilitation	$85,600.00
Florida Design Drilling LLC - Well 5 Rehabilitation	$85,600.00
Total Project Cost	**$171,200.00**

Staff recommends proceeding with Florida Design Drilling LLC to address this emergency matter.

September 1, 2026

To: **Rod Colon**
District Manager
North Springs Improvement District
9700 NW 52 Street
Coral Springs, FL 33076
Direct (954) 796-6628

Project: North Springs Improvement District Well Rehabilitations

Subject: Well 2A Rehabilitation Suggestions Cost Proposal

Florida Design Drilling LLC (FDD) are pleased to offer this proposal to furnish all labor, equipment, and materials to perform well improvements and rehabilitation services identified below. This proposal is an estimate based on typical well rehabilitation scope and procedures utilized for screened wells in sandy, unconsolidated aquifers.

Items No. 1-5 below are necessary to provide the pre-rehabilitation report and ensure the remaining Items are best approach. FDD will confirm with you the complete Scope in the pre-rehabilitation report.

FDD requests the presence of NSID personnel when the wellhead/pump/motor/cable is removed, and we will coordinate with you on the timing of the event. This enables full disclosure as to the condition of the entire pumping assembly at the time of removal and reduces additional coordination or questions in the event the current equipment is no longer serviceable.

Total Price: $85,600.00

Excluded Work:

- Electrical connections and disconnections (by NSID)
- Telemetry connections and disconnections (by NSID)

If you agree with the proposal, kindly confirm via email.

Sincerely,

Miguel Lequerica

Miguel Lequerica
Project Manager
Florida Design Drilling LLC
954-234-0939
miguel@fldrilling.com

Item No.	Description	Estimated Quantity	UNIT	Bid Unit Price	Bid Price
1	MOBILIZATION includes water formation discharge system	1	LS	$4,000.00	$4,000.00
2	DEMOBILIZATION	1	LS	$4,000.00	$4,000.00
3	PERFORM PRE-REHAB WELL CAPACITY TEST	1	LS	$1,000.00	$1,000.00
4	DISCONNECT AND PULL HEAD, COLUMN PIPE, PUMP AND MOTOR. ELECTRICAL CONNECTION AND DISCONNECTIONS ARE TO BE PERFORMED BY THE OWNER.	1	LS	$3,000.00	$3,000.00
5	WELL VIDEO SURVEY AND PRE-REHAB REPORT.	1	LS	$2,000.00	$2,000.00
6	JETTING WELL DEVELOPMENT (60 hrs Jetting w/ Airlift, 16 hrs Airlifting)	76	HR	$400.00	$30,400.00
7	PERFORM PUMP DEVELOPMENT	20	HR	$400.00	$8,000.00
8	PERFORM WELL CHEMICAL REHABILITATION (Sodium Hypochlorite, 12.0%). LINE ITEM INCLUDES (4) TOTES OF LIQUID CHLORINE AND ALL EQUIPMENT FOR THE CHEMICAL TREATMENT.	1	EA	$20,000.00	$20,000.00
9	PERFORM WELL MECHANICAL REHABILITATION (CASING BRUSHING 8 HRS TYPICAL EVENT) - THE LINE ITEM INCLUDES LABOR AND EQUIPMENT FOR BRUSHING THE CASING INTERVAL WITH EITHER A SOFT, MEDIUM, OR ABRASIVE BRUSH.	8	HR	$400.00	$3,200.00
10	PERFORM POST REHAB VIDEO SURVEY	1	LS	$2,000.00	$2,000.00
11	DISENFECT AND REINSTALL WELL	1	LS	$4,000.00	$4,000.00
12	TWO BAC-T TESTS PER WELL AND REGULATORY COMPLIANCE. THE ACTUAL REPORTS ARE PROVIDED 5-7 BUSINESS DAYS AFTER THE INCUBATION PERIOD OF THE SAMPLE DATE.	1	EA	$1,000.00	$1,000.00
13	SITE CLEANING, DISPOSAL OF WASTE MATERIALS (WELL PARTS REMOVED)	1	LS	$1,000.00	$1,000.00
14	SUMMARY REPORT OF ALL WORK COMPLETED.	1	EA	$2,000.00	$2,000.00
				TOTAL	$ 85,600.00

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 CGC1539564

September 1, 2026

To: **Rod Colon**
District Manager
North Springs Improvement District
9700 NW 52 Street
Coral Springs, FL 33076
Direct (954) 796-6628

Project: North Springs Improvement District Well Rehabilitations

Subject: Well 5 Rehabilitation Suggestions Cost Proposal

Florida Design Drilling LLC (FDD) are pleased to offer this proposal to furnish all labor, equipment, and materials to perform well improvements and rehabilitation services identified below. This proposal is an estimate based on typical well rehabilitation scope and procedures utilized for screened wells in sandy, unconsolidated aquifers.

Items No. 1-5 below are necessary to provide the pre-rehabilitation report and ensure the remaining Items are best approach. FDD will confirm with you the complete Scope in the pre-rehabilitation report.

FDD requests the presence of NSID personnel when the wellhead/pump/motor/cable is removed, and we will coordinate with you on the timing of the event. This enables full disclosure as to the condition of the entire pumping assembly at the time of removal and reduces additional coordination or questions in the event the current equipment is no longer serviceable.

Total Price: $85,600.00

Excluded Work:

- Electrical connections and disconnections (by NSID)
- Telemetry connections and disconnections (by NSID)

If you agree with the proposal, kindly confirm via email.

Sincerely,

Miguel Lequerica

Miguel Lequerica
Project Manager
Florida Design Drilling LLC
954-234-0939
miguel@fldrilling.com

Item No.	Description	Estimated Quantity	UNIT	Bid Unit Price	Bid Price
1	MOBILIZATION includes water formation discharge system	1	LS	$4,000.00	$4,000.00
2	DEMOBILIZATION	1	LS	$4,000.00	$4,000.00
3	PERFORM PRE-REHAB WELL CAPACITY TEST	1	LS	$1,000.00	$1,000.00
4	DISCONNECT AND PULL HEAD, COLUMN PIPE, PUMP AND MOTOR. ELECTRICAL CONNECTION AND DISCONNECTIONS ARE TO BE PERFORMED BY THE OWNER.	1	LS	$3,000.00	$3,000.00
5	WELL VIDEO SURVEY AND PRE-REHAB REPORT.	1	LS	$2,000.00	$2,000.00
6	JETTING WELL DEVELOPMENT (60 hrs Jetting w/ Airlift, 16 hrs Airlifting)	76	HR	$400.00	$30,400.00
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8	PERFORM WELL CHEMICAL REHABILITATION (Sodium Hypochlorite, 12.0%). LINE ITEM INCLUDES (4) TOTES OF LIQUID CHLORINE AND ALL EQUIPMENT FOR THE CHEMICAL TREATMENT.	1	EA	$20,000.00	$20,000.00
9	PERFORM WELL MECHANICAL REHABILITATION (CASING BRUSHING 8 HRS TYPICAL EVENT) - THE LINE ITEM INCLUDES LABOR AND EQUIPMENT FOR BRUSHING THE CASING INTERVAL WITH EITHER A SOFT, MEDIUM, OR ABRASIVE BRUSH.	8	HR	$400.00	$3,200.00
10	PERFORM POST REHAB VIDEO SURVEY	1	LS	$2,000.00	$2,000.00
11	DISENFECT AND REINSTALL WELL	1	LS	$4,000.00	$4,000.00
12	TWO BAC-T TESTS PER WELL AND REGULATORY COMPLIANCE. THE ACTUAL REPORTS ARE PROVIDED 5-7 BUSINESS DAYS AFTER THE INCUBATION PERIOD OF THE SAMPLE DATE.	1	EA	$1,000.00	$1,000.00
13	SITE CLEANING, DISPOSAL OF WASTE MATERIALS (WELL PARTS REMOVED)	1	LS	$1,000.00	$1,000.00
14	SUMMARY REPORT OF ALL WORK COMPLETED.	1	EA	$2,000.00	$2,000.00
				TOTAL	$ 85,600.00

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 CGC1539564

TENTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

IV. Consideration of Quotes for the Purchase of Replacement Fleet Vehicles

MEMORANDUM

TO: Board of Supervisors
FROM: Staff
DATE: September 8, 2026
SUBJECT: Recommendation for Fleet Vehicle Replacements & Upfitting

Staff recommends purchasing two new Chevrolet Silverado 2500 trucks (FAN: 479374) from **Lou Bachrodt Chevrolet** to replace surplus fleet vehicles, along with necessary operational upfitting. This ensures reliable transportation for critical daily District operations.

Following delivery, standard upfitting (window tinting, logos, and mobile radios) will be completed by secondary vendors at a cost **not to exceed $1,500.00 per vehicle**.

Vehicle Configurations & Pricing:

Vehicle / Scope	Key Specifications	Total Price
Vehicle 1 - Chevy Silverado 2500	Extended Cab, Long Bed, Decked System, Topper	$58,828.00
Vehicle 2 - Chevy Silverado 2500	Extended Cab, Short Bed, Standard Bed (Towing Config.)	$53,009.00
Operational Upfitting (2 Vehicles)	Tinting, Logos, and Radio Installations (NTE $1,500 / vehicle)	$3,000.00
Total Not-to-Exceed Cost		**$114,837.00**

Staff recommends proceeding with the vehicle purchases and upfitting to maintain a safe and reliable District fleet.

LOU BACHRODT CHEVROLET

Formal Vehicle Bid Proposal

Submitted To:
North Springs Improvement District

Submitted By:
Lou Bachrodt Chevrolet
Pompano Beach, Florida

Proposal Date: September 3, 2026
Quote Due Date: September 4, 2026
Anticipated Purchase Date: September 14, 2026

BID PROPOSAL

Two New Chevrolet Silverado 2500 Vehicles

Dear North Springs Improvement District,

Lou Bachrodt Chevrolet is pleased to submit this formal bid proposal for the purchase of **two new Chevrolet Silverado 2500 trucks** for the North Springs Improvement District.

We appreciate the opportunity to provide vehicles that meet the District's operational requirements and are configured specifically for the needs of the fleet.

Our proposal includes the requested vehicle configurations, required safety equipment, spray-on bed liners, strobes and applicable upfit equipment including all installation cost.

All vehicles proposed will be **White** to maintain consistency with the District's existing fleet. Black wheels will be included where available based upon the selected factory configuration.

VEHICLE 1

Chevrolet Silverado 2500

Specification	Proposed Configuration
Make/Model	Chevrolet Silverado 2500

Specification	Proposed Configuration
Cab Configuration	Extended Cab / 1.5 Doors
Bed	Long Bed
Body	Decked System
Drivetrain	2WD
Engine	Gasoline
Exterior Color	White
Wheels	Black Wheels – Preferred
Bed Protection	Spray-On Bed Liner
Lighting	Standard Strobe Package
Communication	N/A
Safety Equipment	Safety Package Included

Vehicle Pricing

Description	Amount
Chevrolet Silverado 2500 MSRP	$ 53,050.00
Topper	$ 4,199.00
Decked System / Upfit	$ 1,999.00
Spray-On Bed Liner	$ 899.00
Strobe Package	$ 1,475.00
Radio	$N/A
Safety Package	$ Included in MSRP
Vehicle MSRP / Total Equipment Value	**$ 61,423**
Dealer Discount	**-$ 3400**

Description	Amount
Fleet/Government Incentives	**-$ N/A**
Other Applicable Discounts	**-$ N/A**
Net Vehicle Price	**$ 58,023**

Vehicle 1 Bid Total

Vehicle Price Before Tax & Government Fees: $ 58,023

Estimated Sales Tax: $ N/A

Government/Registration Fees: $ N/A

Dealer Fee: $805

TOTAL VEHICLE 1 BID: $ 58,828

VEHICLE 2

Chevrolet Silverado 2500

Specification	Proposed Configuration
Make/Model	Chevrolet Silverado 2500
Cab Configuration	Extended Cab / 1.5 Doors
Bed	Short Bed
Body	Standard Bed – No Utility Body
Drivetrain	2WD
Engine	Gasoline
Exterior Color	White
Wheels	Black Wheels – Preferred
Bed Protection	Spray-On Bed Liner
Lighting	Standard Strobe Package

Specification	Proposed Configuration
Communication	N/A
Safety Equipment	Safety Package Included
Towing Configuration	Standard Bed Configuration Suitable for Towing

Vehicle Pricing

Description	Amount
Chevrolet Silverado 2500 MSRP	$ 53,030
Factory Options / Equipment	$ AS EQUIPPED
Spray-On Bed Liner	$ 899
Strobe Package	$ 1475
Radio	$ N/A
Safety Package	$ INC IN MSRP
Vehicle MSRP / Total Equipment Value	**$ 55,404**
Dealer Discount	**-$ 3200**
Fleet/Government Incentives	**-$ N/A**
Other Applicable Discounts	**-$ N/A**
Net Vehicle Price	**$ 52,204**

Vehicle 2 Bid Total

Vehicle Price Before Tax & Government Fees: $ 52,204

Estimated Sales Tax: $ N/A

Government/Registration Fees: $ N/A

Dealer Fee: $805

TOTAL VEHICLE 2 BID: $ 53,009

TOTAL BID FOR TWO VEHICLES

$ 111,837

INCLUDED EQUIPMENT

Lou Bachrodt Chevrolet's bid includes the following requested equipment and services:

Both Vehicles

- New Chevrolet Silverado 2500
- White exterior
- Extended Cab / 1.5-door configuration
- 2WD
- Gasoline engine
- Safety Package
- Spray-on bed liner
- Standard strobe lighting
- Black wheels where available
- Applicable factory equipment
- Applicable fleet/government incentives
- Pre-delivery inspection
- Vehicle preparation and delivery

Vehicle 1

- Long bed
- Standard utility bed body
- Required Decked System installation/upfit

Vehicle 2

- Short bed
- Standard factory bed
- No utility body
- Configuration maintained for towing requirements

VEHICLE IDENTIFICATION NUMBERS WILL BE PROVIDED ON ACCEPTANCE OF OUR BID

WARRANTY & SERVICE

Both vehicles will be delivered as new Chevrolet vehicles and will include the applicable **Chevrolet New Vehicle Limited Warranty** and manufacturer warranty coverage.

Lou Bachrodt Chevrolet is also available to provide ongoing service, maintenance, warranty support, parts, and fleet assistance for North Springs Improvement District.

Our goal is to provide the District with a long-term dealership partner capable of supporting these vehicles throughout their service life.

DELIVERY

Anticipated Purchase Date: September 14, 2026

Estimated Delivery: _________________________

Vehicle Availability: _________________________

Because vehicle availability and manufacturer production schedules can change, final delivery timing will be confirmed upon purchase authorization and vehicle allocation/availability.

BID VALIDITY

This proposal and pricing are valid through:

September 14, 2026, unless otherwise noted.

Pricing is subject to vehicle availability, manufacturer incentives, applicable government/fleet programs, and any changes in manufacturer pricing or incentive programs occurring after the bid date.

Final pricing will be confirmed upon purchase authorization.

TERMS & CONDITIONS

1. All vehicles are subject to availability at the time of purchase.
2. Final vehicle specifications will be confirmed against the manufacturer's official build configuration prior to order or purchase.
3. Government/fleet incentives are subject to eligibility and applicable program rules.
4. Taxes and government-required registration/title fees are estimated and will be finalized at the time of purchase.
5. Upfit equipment is subject to final equipment specifications and installer availability.
6. Any changes to vehicle specifications requested after acceptance of this proposal may result in a change to the final purchase price.
7. Delivery timing is dependent upon vehicle availability, manufacturer production, transportation, and completion of required upfits.

DEALER REPRESENTATIVE

Lou Bachrodt Chevrolet
Pompano Beach, Florida

Submitted By: Hugh Okoye
Title: General Sales Manager

Direct Phone: ________________________

Email: ______________________________

Date: _______________________________

ACCEPTANCE

The undersigned acknowledges receipt and acceptance of the vehicle bid proposal presented by Lou Bachrodt Chevrolet, subject to the terms and conditions contained herein.

North Springs Improvement District

Authorized Representative: ____________________________

Title: ____

Signature: ____

Date: ____

THANK YOU

Lou Bachrodt Chevrolet appreciates the opportunity to earn the business of **North Springs Improvement District**.

We are committed to providing the District with properly configured Chevrolet Silverado 2500 trucks, competitive government/fleet pricing, professional vehicle preparation, and dependable long-term service support.

Lou Bachrodt Chevrolet
Pompano Beach, Florida

TENTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

V. Consideration of Quotes for Replacement Backhoe Loader

MEMORANDUM

TO: Board of Supervisors
FROM: Staff
DATE: September 9, 2026
SUBJECT: Recommendation for Heavy Equipment Purchase

Staff recommends purchasing the John Deere 320P Backhoe Loader from **Dobbs Equipment**. Although this proposal represents the highest initial cost, standardizing with John Deere lowers the Total Cost of Ownership (TCO) through existing fleet synergy in:

- **Parts & Attachments**
- **Maintenance**
- **Operator Efficiency**

Based on the gathered quotes, the pricing options are summarized below:

Vendor	Key Specifications	Total Price
Dobbs Equipment (John Deere)	**17C1T 320P Backhoe Loader (Cab A/C, Extend-a-hoe, Hyd Thumb)**	**$144,839.05**
Kelly Tractor (Caterpillar)	420 Backhoe Loader	$141,900.00
Power & Case Equipment (CASE)	580SN Backhoe Loader	$130,278.16

Staff recommends proceeding with the purchase from Dobbs Equipment to maximize long-term operational efficiency and safety.

Customer Agreement

Company: North Springs Improvement District
Date: 09/04/2026
Expiration Date: 30 Days

Quote #: 8531
Salesperson: Joseph Delisio
Branch: Miami, FL - Core Solutions

Primary Equipment

Make	Model	Asset ID	Serial Number
CASE	580SN	623238	JJGN58SNCSC786842

Attachments

Make	Model	Asset ID	Serial Number
CASE	93" HD Long Lip w/Cutting Edge, fits 580SN	623237	623237

Summary

Total Equipment Price	$129,918.16
Total Additional Items	$0.00
Total Trade-In Allowance	-$0.00
T3 Subscription *	$360.00
Subtotal	**$130,278.16**
Estimated Tax	$0.00
Fuel Surcharge	$0.00
Other Tax	$0.00
Trade In Payoff Amount	$0.00
Total Sale Price	**$130,278.16**
Down Payment Due	$0.00

** Tax Exempt*

Notes

Warranties

Equipment	Warranty Type	Warranty Notes
CASE 580SN (S/N JJGN58SNCSC786842)	standard	1 year/unlimited hour full coverage Base limited warranty/ 2 year/2,000 Hr extended engine warranty
CASE 747539 (S/N 623237)	standard	

Delivery

Estimated Delivery Date: 09/04/2026

Delivery/Pickup Address:
12601 W Okeechobee Rd
Hialeah
FL

PAYMENT IN FULL IS REQUIRED ON ALL RETAIL SALES PRIOR TO DELIVERY OR PICKUP OF EQUIPMENT AND/OR ATTACHMENTS.

Terms & Conditions

These terms and conditions, together with the Equipment Sales Quote and invoice, constitute a contract for the purchase of new equipment and/or goods.

1. Quote Acceptance; Relationship of Parties.

Dealer is offering to Buyer the equipment or goods set forth on the Sales Quote (the "Equipment"), in the quantities and for the amounts set forth therein, for purchase. Buyer may accept Dealer's offer to purchase the Equipment on the terms set forth on Invoice (including the Sales Quote terms) by signing the Sales Quote and delivering the signed version thereof to Dealer prior to the expiration date set forth on the Sales Quote (the "Quote Expiration Date"); provided, however that Dealer may rescind a Sales Quote prior to receipt of a signed Sales Quote from Buyer by notifying Buyer, orally or in writing, that such Sales Quote has been rescinded. If a signed Sales Quote is not actually received by Dealer prior to the Quote Expiration Date but is received on or after the Quote Expiration Date, such signed Sales Quote shall not be considered effective acceptance of Dealer's offer to purchase the Equipment, but instead shall be considered an offer by Buyer to purchase the Equipment on the terms set forth on the Invoice, which offer shall be subject to acceptance or rejection by Dealer in its sole discretion. Notwithstanding anything to the contrary in the Agreement, Dealer's obligation to proceed with the sale of a given item of Equipment shall be subject to the availability of such Equipment as of the closing date of the sale. If an item of Equipment is not available on the agreed upon closing date for the sale, Dealer may terminate this Agreement with respect to such item of Equipment without liability to Buyer. Dealer is not an agent of any Equipment manufacturer. There is no relationship of principal or agent between Dealer and the manufacturer and Dealer is not authorized to act, or attempt to act, or represent itself as agent of the manufacturer. No obligations are assumed, created or attempted to be assumed or created on behalf of or in the name of the Equipment manufacturer. Dealer shall provide Buyer with up-to-date installation and operation manuals with respect to the Equipment.

2. Delivery.

Unless otherwise agreed to, FOB will be Dealer's place of business identified on the Invoice. Buyer shall bear all risk of loss with respect to each item of Equipment once it leaves Dealer's place of business identified on the Invoice. Buyer agrees to insure the Equipment during transport, and if delivery is arranged and paid for by Dealer those delivery costs shall be added to the Invoice and paid by Buyer on the terms set forth in the Invoice. Unloading/loading the Equipment upon delivery shall be at Buyer's direction, Buyer's supervision and Buyer will assume all responsibility therefor. In the event that the Equipment is being delivered to Buyer, unless otherwise agreed to, Dealer will arrange for delivery of the Equipment to Buyer on the delivery date agreed upon; provided, however, Dealer shall not be liable for failure or delay in delivery where such failure or delay is due, in whole or in part, to any cause other than the gross negligence of Dealer. Further, Dealer will not have any liability for any breach caused by extreme weather or other act of God, strike or other labor shortage or disturbance, material shortage, fire, accident or other casualty, war, terrorist act or civil disturbance, delay of transportation, failure of normal sources of supply, act of government or any other cause beyond the reasonable control of Dealer. Title to the Equipment shall pass to Buyer at the time Buyer assumes the risk of loss to the Equipment; provided, however, that Dealer shall retain a first priority security interest in the Equipment and the proceeds of a sale or other final disposition thereof until the date on which the Invoice is fully and indefeasibly paid, at which time Dealer's security interest in the Equipment shall automatically be released without further action from either party.

3. Acceptance.

Buyer acknowledges that the Equipment is of the size, design, capacity and manufacturer selected by Buyer. Buyer has relied upon its own skill and judgment in selecting the Equipment for use with its designated purposes. Buyer agrees to inspect the Equipment immediately upon its delivery, and unless Buyer notifies Dealer that Equipment is not in good working order, Buyer is deemed to accept the Equipment. Buyer's acceptance (or deemed acceptance) of any Equipment shall serve as an irrefutable presumption that the Equipment has been inspected by Buyer and the Equipment at the time of sale is in the condition required by this Agreement. If Buyer timely notifies Dealer that the Equipment is not in good working order, Dealer will repair and restore the Equipment to good working order. These remedies will be Buyer's sole remedy against Dealer for Equipment that is not delivered in good-working order and Buyer has no right or ability to return the Equipment purchased under this Agreement.

4. Manufacturer's Warranty & Disclaimer of Additional Warranties.

THE ONLY EXPRESS WARRANTY EXTENDED TO BUYER IS THE MANUFACTURER'S WARRANTY. EXCEPT AS EXPRESSLY SET FORTH HEREIN, DEALER MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER WITH RESPECT TO THE EQUIPMENT, AND NEITHER DEALER NOR ANYONE ACTING ON ITS BEHALF HAS MADE ANY AFFIRMATION OF FACT, REPRESENTATION OR PROMISE RELATING TO THE EQUIPMENT THAT HAS BECOME A BASIS OF THIS TRANSACTION OR WHICH CREATES AN EXPRESS OR IMPLIED WARRANTY. DEALER DISCLAIMS, TO THE FULLEST EXTENT PERMITTED UNDER APPLICABLE LAW, ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, AND THOSE ARISING OUT OF COURSE OF PERFORMANCE OR DEALING OR USAGE OF TRADE OR ANY OTHER IMPLIED WARRANTY WITH RESPECT TO THE EQUIPMENT. Buyer acknowledges and agrees that Dealer has not in any manner adopted the manufacturer's warranty as a warranty of Dealer and Buyer agrees to look solely to the manufacturer to perform or satisfy any obligation under the manufacturer's warranty. As between Dealer and Buyer, Buyer agrees to assume the entire risk to the quality and performance of the Equipment and the entire cost of service, maintenance, repair and loss with respect to any Equipment found to be defective following delivery and acceptance of the Equipment.

5. LIMITATION OF LIABILITY.

IN NO EVENT SHALL DEALER BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES, INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOSS OF USE, LOST PROFITS, DIMINUTION, LOST REVENUES OR OTHER COMMERCIAL OR ECONOMIC LOSS, REGARDLESS OF (I) WHETHER DEALER HAD BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES; (II) IF SUCH DAMAGES WERE FORESEEABLE; (III) THE LEGAL OR EQUITABLE THEORY UPON WHICH THE CLAIM IS BASED (CONTRACT, TORT OR OTHERWISE); (IV) THE CLAIMS BEING MADE BY A THIRD PARTY OR (V) THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSES. NOTWITHSTANDING THE FACT THAT DEALER PROVIDES NO WARRANTY FOR THE EQUIPMENT, IN NO EVENT SHALL DEALER'S TOTAL AGGREGATE LIABILITY TO BUYER OR ANY OTHER PARTY RELATING TO OR RESULTING FROM THE SALE OF ANY ITEM OF EQUIPMENT EXCEED THE PURCHASE PRICE PAID FOR SUCH ITEM OF EQUIPMENT GIVING RISE TO THE CLAIM OR CAUSE OF ACTION. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY AND WHETHER THE ALLEGED BREACH OR DEFAULT IS A BREACH OF A FUNDAMENTAL CONDITION OR TERM, OR A FUNDAMENTAL BREACH. THESE LIMITATIONS APPLY TO THE FULLEST EXTENT PERMITTED BY LAW.

6. Indemnification.

Buyer shall indemnify, defend and hold harmless Dealer and its officers, directors, managers, members, employees, agents, affiliates, successors and permitted assigns (collectively the "Indemnified Party") against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including attorneys' fees, other fees, and the costs (collectively, "Claim") relating to, arising out of, or resulting from any Claim in connection with, the purchase of the Equipment from Dealer, the use of the Equipment following delivery to Buyer, and/or Buyer's negligence, willful misconduct, or breach of this Agreement, including, but not limited to enforcement of any right to indemnification under this Agreement and pursuing any insurance providers. Buyer shall not enter into any settlement of a Claim without prior written consent from Dealer or any other applicable Indemnified Party. This indemnification shall survive delivery and acceptance of the Equipment by Buyer and any subsequent sale or other transfer of the Equipment.

7. Payment.

Buyer shall pay to Dealer the price for the Equipment and any related costs or services at the time Buyer takes possession of the Equipment pursuant to Section 2 above. In the event of a conflict between the payment terms set forth in these terms and conditions and the payment terms set forth on the Invoice, these terms and conditions shall control. If Buyer fails to fully pay any amount when due under this Agreement, Buyer shall pay interest on all late payments at the lesser of (a) 1.5% per month (18% annual) and (b) the highest rate permissible by law, calculated daily and compounded monthly. Buyer shall reimburse Dealer for all costs incurred in the collection of late payments, including, without limitation, attorneys' fees and expenses. Dealer may assess a surcharge for credit card transactions except in states where surcharges are not allowed.

8. Buyer Representations & Warranties.

Buyer represents, warrants, and promises to Dealer that: (i) Buyer is and will remain duly organized and existing in good standing under the laws of its jurisdiction of organization; (ii) Buyer has taken all necessary corporate action to enter into and authorize this Agreement, and the individual signing on Buyer's behalf has the power and authority to enter into the Agreement on behalf of Buyer; (iii) Buyer intends to use the Equipment for business and commercial purposes and not for personal, family, or household purposes; (iv) there is no judgment, order, suit, action or other legal proceeding pending or, to Buyer's knowledge, threatened which prevents, or if resolved adversely to Buyer would prevent, Buyer from entering into this Agreement and performing its obligations hereunder; (v) if Buyer has an account with Dealer, it is good standing with no monies overdue and (vi) neither Buyer, nor any party providing financing for Buyer in connection with the purchase of the Equipment, nor any of their respective affiliates, directors, managers, members, officers, employees or agents, are (A) the subject or target of sanctions administered or enforced by the United States Department of the Treasury's

Office of Foreign Assets Control, the United States Department of State, or other governmental body, or (B) located in, organized under, or a resident of a country or territory that is, or whose government is, the subject or target of such sanctions.

9. Taxes & Fees.

Buyer shall pay all applicable sales, use and other taxes related to or arising out of the purchase of the Equipment. To the extent Dealer is required or deemed responsible for any such taxes, Buyer shall reimburse Dealer immediately upon demand for any taxes paid or incurred by, or assessed against, Dealer, including any related penalties or interest. Buyer shall be solely responsible for the cost and fees for all licenses, registrations and titles associated with the Equipment.

10. No Cancellations.

Buyer acknowledges that this Agreement may not be cancelled by Buyer without the prior written approval of Dealer for each item of Equipment. Accordingly, Buyer's failure to accept delivery or refusal to pick up the Equipment (depending upon the form of delivery) is a default under this Agreement. Upon the occurrence of such a default and the continuation of such default for five (5) days following notice from Dealer to Buyer of such default, Dealer shall be entitled to all remedies provided by law which accrue as a result of said breach, including, but not limited to, any and all of the remedies available to Dealer pursuant to the Uniform Commercial Code. Further, Dealer may retain all or such portion of any deposit that it deems necessary to offset the damage incurred by Dealer as a result of Buyer's breach and may apply the deposit as it deems fit.

11. Default.

In the event that Buyer defaults on any of its obligations pursuant to this Agreement, in addition to all rights and remedies at law or in equity, Dealer shall have the right to enter onto the property where the Equipment is being held and take all actions necessary to repossess the Equipment without legal process or notice. Buyer hereby consents to such repossession and waives all claims for damages and losses caused by such repossession and shall pay all costs and expenses incurred by Dealer in repossessing the Equipment. Additionally, Dealer may terminate this Agreement with immediate effect upon written notice to Buyer if Buyer: (i) fails to pay any amount when due under this Agreement; (ii) has not otherwise performed or complied with any of the terms of this Agreement, in whole or in part; or (iii) becomes insolvent, files a petition for bankruptcy, or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors. The termination of this Agreement pursuant to this Section 11 shall not release Buyer from any obligation or liability to Dealer that has already accrued hereunder at the time of such termination. Dealer shall not be liable to Buyer for any damage of any kind (whether direct or indirect) that Buyer may incur by reason of the termination of this Agreement pursuant to this Section 11. Buyer agrees to pay Dealer all costs and expenses, including reasonable attorneys' fees and expenses, incurred by Dealer in enforcing the terms of this Agreement.

12. Dispute Resolution; Governing Law; Notice.

Exclusive jurisdiction and venue to enforce the terms of this Agreement or resolve any dispute arising from or related to this Agreement will be Boone County, Missouri. This Agreement shall be governed by the laws of the State of Missouri, without regard to its conflict of laws principles. Whenever this Agreement requires that notice be provided to the other party, notice shall be deemed to have been validly given (i) if delivered in person to the party entitled to receive such notice, (ii) two (2) days after being sent by registered or certified mail, postage prepaid to the address of record with Dealer or (iii) one (1) day after being sent via overnight mail to such address through a reputable overnight delivery company.

13. Confidentiality.

Dealer will use and store any personally identifiable information of Buyer received in the course of Buyer's purchase in accordance with applicable law and EquipmentShare.com Inc's ("EquipmentShare") privacy policy, as updated from time to time. Buyer agrees to keep any non-public information of Dealer received in the course of Buyer's purchase, including the sale price of each item of Equipment purchased by or quoted to Buyer, confidential, and only use such information as necessary to carry out the terms of this Agreement.

14. T3 Equipment.

T3 Equipment purchased from Dealer may be equipped with installed telematics devices (each, a "Device") that collect information relating to the operation and maintenance of the Equipment and are used in connection with EquipmentShare's proprietary telematics platform ("T3"). Customer acknowledges that use of assets with Devices and/or T3 are subject to the EquipmentShare Privacy Policy, Terms of Use, and Technology Subscription Terms and Conditions. If Buyer would like to purchase a Device and a T3 subscription in connection with the purchase of the Equipment, more information can be found at www.t3.tech or by contacting us via email at t3sales@equipmentshare.com.

15. Miscellaneous.

This Agreement constitutes the entire agreement of the parties with respect to the subject matter contained herein and supersedes all prior and contemporaneous understands, agreements, representations and warranties, both written and oral, regarding such subject matter. This Agreement may not be changed, altered or amended in any way except in writing signed by an authorized representative of EquipmentShare and Buyer. All terms and conditions contained in any document written or provided by Buyer ("Buyer Documents") are expressly rejected by EquipmentShare. If EquipmentShare executes Buyer Documents, it is solely to evidence acknowledgement of an order subject to this Agreement from Buyer. If Buyer purchases the Equipment through EquipmentShare's Shopify store, the Terms of Service applicable to the store shall apply in addition to the terms of this Agreement; provided that in the event of a conflict between those Terms of Service and this Agreement, the terms of this Agreement shall control. Any provision of this Agreement that imposes or contemplates continuing obligations on a party will survive the expiration or termination of this Agreement and final payment by Buyer. For the avoidance of doubt, the warranty, indemnification, limitation of liability, attorneys' fees and miscellaneous provisions shall survive expiration or termination of this Agreement and final payment by Buyer. Buyer acknowledges and agrees that Buyer has had an adequate opportunity to review this Agreement, and this Agreement shall not be construed against or in favor of Buyer or EquipmentShare. The captions in this Agreement are for convenience of reference only, and shall not define or limit any of the terms. No waiver by either party of a breach or default hereunder will be deemed a waiver by such party of a subsequent breach or default of a like or similar nature. No waiver of any of any of the terms and conditions will be effective against EquipmentShare unless it is in a writing signed by an authorized representative of EquipmentShare. No course of dealing or performance, usage of trade or failure to enforce any term or condition will be used to modify this Agreement. If any of these terms and conditions, or any part thereof, is unenforceable, such term or condition will be limited only to the extent necessary to make it enforceable, and all other terms and conditions will remain in full force and effect. Buyer may not assign this Agreement without the prior written consent of EquipmentShare. The rights and interests of EquipmentShare may be assigned, either in whole or in part, without notice to or consent of Buyer. Except as otherwise specifically provided herein, these terms and conditions are for the exclusive benefit of EquipmentShare and Buyer and no other person will have rights hereunder. Signatures transmitted via facsimile or electronically transmitted signatures shall be deemed originals and shall bind such party to this Agreement. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same Agreement.

Customer Signature

____
Signature

______________________________________ ______________________________________
Print Name Date

North Springs Improvement District 4-Sep-26 rev0904
Attn: Nena Offenther

REF: Florida Sheriff's Association Contract Quote
Term: October 1, 2025 – September 30, 2026
Contract: FSA23-EQU21.1, Equipment
Group: LOADER: Loader Backhoe 4x4
Item: 207, Caterpillar 420

One new Caterpillar 420 Backhoe Loader equipped with the following equipment:

	Base Model		
	Base Machine Unit	**$95,500**	**A**
	Upgrade Model Options		
420	Base 420 with freight and prep only	**-$14,238**	**B**
	Non-Specified Options		
542-7992	420 07A BACKHOE LOADER CFG2	BASE	
543-4284	STICK, EXT, 14'	$6,240	
544-1066	PT, 2WS, PSHF	$12,420	
542-7780	ENG, 82KW, C3.6, T4F (110HP)	$14,570	
542-7772	HYD, GP, 6FCN	$1,890	
544-0883	CAB, DLX	$10,860	
545-5047	DISPLAY, STD	N/C	
491-6734	WORKLIGHTS (8) HALOGEN LAMPS	$80	
677-7606	SEAT,FABRIC	$670	
670-7048	BELT, SEAT, 2", ASSIST	N/C	
542-7810	AIR CONDITIONER, T4F	$3,110	
639-4880	PRODUCT LINK, CELLULAR, PLE643	N/C	
533-2163	TIRES, 340 80R20/480 80R26, MX	$4,660	
337-9696	CTWT,1015LBS	$2,280	
337-7385	BUCKET-GP, 1.3 YD3, PO	$3,785	
9R-5321	CUTTING EDGE, TWO PIECE	$338	
219-3387	BUCKET-HD,24",6.2FT3	$2,076	
559-0872	INSTRUCTIONS, ANSI	N/C	
421-8926	SERIALIZED TECHNICAL MEDIA KIT	N/C	
551-6453	RIDE CONTROL	$1,925	
282-5409	THUMB, HYD, NO TINE	$6,563	
221-4282	THUMB, TINE, A 1	$497	
657-6398	LINES, AUXCOMBO, E-STICK	$4,530	
634-6334	BEACON, AMBER LED	$375	
540-2298	STD RADIO (12V)	$720	
387-6682	FAN	$299	
567-5090	AUTO-UP STABILIZERS	N/C	
423-7607	PLATE GROUP, BOOM WEAR	$278	
353-1389	GUARD, STABILIZER	$1,080	
382-2499	MIRRORS, EXTERNAL, BOTH SIDES	$945	
	Non Specified Options List Price	$80,191	
	20% Contract Discount	-$16,038	
	Non Specified Options Total	**$64,153**	**C**
	MACHINE TOTAL	**$145,415**	**A+B+C+D**
	LESS ADDITIONAL DEALER DISCOUNT	-$3,515	
	QUOTE TOTAL	**$141,900**	

WARRANTY OPTIONS

36MO/2,000HR PREMIER EXTENDED WARRANTY	**ADD $1,690**
48MO/3,000HR PREMIER EXTENDED WARRANTY	**ADD $3,400**
60MO/3,000HR PREMIER EXTENDED WARRANTY	**ADD $4,100**
60MO/5,000HR PREMIER EXTENDED WARRANTY	**ADD $4,850**

FOB: North Springs Improvement District
Availability: Approximately 6 months
Thank you for your consideration of our product. Quote is valid for thirty days.

Greg Bennett
Governmental Sales
Office 305-592-5360 Direct 786-579-2651 Cell 786-229-7037
greg_bennett@kellytractor.com www.kellytractor.com/governmental

DOBBS

EQUIPMENT

A John Deere Dealer

Sourcewell Contract

2023-2027 Contract #011723-JDC

Loader Backhoes

John Deere 320P Cab A/C, extend a hoe, hyd thumb 1.39 GP Front Bucket, front coupler

September 9, 2026

Quote For: North Springs Improvement District

	List Prices
17C1T 320P BACKHOE LOADER	$191,258.00
Option Codes:	
0259 English Decals with English Operator and Safety Manu	No Added Cost
0608 Level 2 Cab with Heat and A/C, LED lights and Air susp seat	$2,506.00
0650 Less Performance Package	No Added Cost
1205 Basic Package Radio	No Added Cost
183N JDLink Ultimate GPS included Subscription	No Added Cost
3009 Powershift Mechanical Front Wheel Drive (MFWD) with Limited Slip	No Added Cost
5245 Galaxy 19.5L- 24 in. 12 PR Rear & 12.5/80-18 10PR Front Tires	No Added Cost
6152 Single Maintenance Free Battery With Disconnect and Jumper Lug	No Added Cost
6752 Extendible Dipperstick	$9,344.00
6575 750 Lb. (340 kg) Front Counterweight	$1,142.00
7002 Auxiliary Hydraulics with one and two way flow	$5,515.00
7028 Pilot Joystick Rear Controls(exc and backhoe pattern)	$3,111.00
7041 Loader Coupler, 3 Function loader Hydraulics, Single Lever, Ride Control	$11,141.00
7806 24” Rear Bucket with 5 teeth with Pins	$2,373.00
7701 Less Coupler-Thumb Ready	No Added Cost
7860 1.39 Cu. Yd., 92 in. wide General Purpose Coupler front Bucket	$6,057.00
8096 Premium Mirrors (2) Exterior Rear and (1) Front View Mirror	$207.00
8109 Flip-Down Front Sun Visor	$106.00
8226 LED 4 Corner Beacon Lights	$657.00
8125 Heavy Duty Backhoe Bucket Cylinder	$305.00
8025 Thumb-37 inch 4 tine rear thumb	$7,043.00
Total List Price:	$240,765.00
Less 43% Discount from List Price:	($103,528.95)
AT434236 Rubber Bumper for Grille Frame	$248.00
BYT13706 Slow Moving Vehicle Emblem	$115.00
Factory Freight	$4,990.00
Dealer SetUp and Delivery	$2,250.00
Total Sourcewell Contract Price FOB NSID, Florida	**$144,839.05**

12 Month Standard John Deere Warranty

Greg Dudek, Governmental Sales Manager

3933 Martin Luther King Jr. Blvd West Palm Beach, FL 33404

Cell Phone (239)-470-0822 Fax (561) 848-7099

TENTH
ORDER OF BUSINESS

STAFF REPORTS – B. ATTORNEY

TENTH
ORDER OF BUSINESS

STAFF REPORTS – C. ENGINEER

ELEVENTH 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: September 7, 2026

I, Maryam Omidi, Chief Financial Officer, certify that, based on my review of the District's accounting records, the financial statements and check registers included in the September 2026 agenda package agree, in all material respects, with the District's accounting records.

Signed and Certified this 7th day of September 2026

Maryam Omidi, CFO

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

	ADOPTED BUDGET FY 26	PRORATED BUDGET THRU 07/31/2026	ACTUAL ENDING 07/31/2026	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	4,362,720	3,635,600	10,103,883	6,468,283
EXPENDITURES				
TOTAL EXPENDITURES	4,362,720	3,635,600	6,544,994	(2,909,394)
EXCESS REVENUES (EXPENSES)	**-**	**-**	**3,558,888**	**3,558,888**
FUND BALANCE BEGINNING				7,334,934
FUND BALANCE ENDING				10,893,823

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

	ADOPTED BUDGET FY 26	PRORATED BUDGET THRU 07/31/2026	ACTUAL ENDING 07/31/2026	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	28,393,050	23,660,875	17,878,000	(5,782,875)
EXPENDITURES				
TOTAL EXPENDITURES	28,230,541	23,525,451	18,540,533	4,984,918
EXCESS REVENUES (EXPENSES)	**162,509**	**135,424**	**(662,533)**	**(797,957)**
FUND BALANCE BEGINNING				115,960,232
FUND BALANCE ENDING				115,297,699

TWELTH AND FINAL ORDER OF BUSINESS

Adjournment