

# **NORTH SPRINGS IMPROVEMENT DISTRICT**



## **BOARD OF SUPERVIORS MEETING**

### **SEPTEMBER 6, 2023**

# North Springs Improvement District

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

August 30<sup>th</sup>, 2023

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 September 6<sup>th</sup>, 2023, at 5:00 P.M. at 9700 NW 52<sup>nd</sup> Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of the following Meeting Minutes:
  - I. August 2, 2023
3. Audience Comments and Non-Agenda Items and Supervisor's Request(s)
4. Public Hearing to Consider the Adoption of the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budgets for Fiscal Year 2024
  - I. Resolution **2023-12**, Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budget for Fiscal Year 2024
  - II. Resolution **2023-13**, Levying Non-Ad Valorem Assessments for Fiscal Year 2024
5. Public Hearing to Consider the Adoption of the Proposed Water and Sewer Budget for Fiscal Year 2024
  - I. Resolution **2023-14**, Adopting the Proposed Water and Sewer Budget for Fiscal Year 2024
6. Staff Reports
  - A. Manager
    - I. Approval of Meeting Schedule for Fiscal Year 2024
    - II. Approval of Purchase of Caterpillar 262D3 Skid Steer Loader
    - III. Ratification of Purchase of 2022 Ford F-600 Truck
  - B. Attorney
  - C. Engineer
    - I. Award of Contract for RFQ 2023-08, Water Treatment Plant Landscaping Improvements
    - II. Consideration of Quotes for RFQ 2023-08-01, Water Treatment Plant Paver Installation
7. Approval of Financials and Check Registers
8. Adjournment

**SECOND  
ORDER OF BUSINESS**

August 2, 2023 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 2, 2023** at 5:00 p.m. in the district office, 9700 N.W. 52<sup>nd</sup> Street, Coral Springs, Florida.

Present and constituting a quorum were:

Vince Moretti	President
Grace Solomon	Secretary
Anthony Avello	Assistant Secretary

Also present were:

Rod Colon	District Manager
Richard Sarafan	District Counsel
Jane Early	District Engineer
Brenda Richard	District Clerk
Katherine Castro	Executive Assistant
Maryam Omid	NSID
Donna Holiday	GMS-South Florida, LLC <i>by Zoom</i>
Vandin Calitu	VLC One
Officer Mulvey	Coral Springs Police Department

*The following is a summary of the discussions and actions taken at the August 2, 2023 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 5:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the July 17, 2023 Meeting**

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the minutes of the July 17, 2023 meeting were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Audience Comments and Supervisor's Requests**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Resolution 2023-11 Approving the Proposed Water and Sewer Budget for Fiscal Year 2024 and Setting the Public Hearing**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor Resolution 2023-11 approving the water and sewer budget and setting the public hearing for September 6, 2023 was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**I. Discussion of Florida Prime Money Transfer (State Board of Administration)**

Mr. Colon gave a PowerPoint presentation on the investment of surplus funds presently at Truist Bank earning 2.2% interest and a proposal to transfer the surplus funds to the State Board of Administration that at the present time pays 5.25% interest.

On MOTION by Mr. Avello seconded by Mr. Morretti with all in favor staff was authorized to transfer \$19 million to the State Board of Administration and to make transfers in the future administratively.

**II. Ratification of Quote from Water Equipment Technologies for Seven (7) Sub Motors in the amount of \$98,897.13**

Mr. Colon stated this is basically spare parts for our wells because the lead times are tremendous and when a well goes down, we can instantly replace a motor.

On MOTION by Mr. Avello seconded by Mr. Morretti with all in favor the quote from Water Equipment Technologies for seven sub motors in the amount of \$98,897.13 was ratified.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

**I. Approval of Quote for Emergency Rehabilitation to Well No. 9**

Mr. Colon stated well no. 9 is a production well that should be producing about 800 gallons per minute but is producing less than 200 gallons per minute and needs to be redrilled. Even though it is an emergency we reached out to a competitor and their quote came in at \$704,000. This well is located within Grand Cypress and we met with the HOA yesterday and together came up with a letter that will go to all the homeowners.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the quote for emergency rehabilitation to well no. 9 from Florida Drilling in the amount of \$525,000 was approved.

**II. Award of Contract for RFQ 2023-07 Well No. 9 Median; Landscaping and Irrigation Services**

Mr. Colon stated the driller is going to destroy the well no. 9 median and we want to redo the landscaping. Included in the letter that is going out will be a sketch of what the median will look like when completed that will be significantly better than what is there now.

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the contract for RFQ 2023-07 for well no. 9 median landscaping and irrigation services was awarded to Go2Scape in the amount of \$57,945.

**III. Task Order No. 0723-1 Design and Permitting Services for Approximately 4,500 Linear Feet (LF) of Landscaping on Trails End and a Portion of University Drive, Parkland, Florida**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor this item was tabled.

**IV. Task Order No. 0723.2 Design/Build Services for Access Road, Walkway and Landscaping for Parkland 17 Memorial**

This item pulled from the agenda.

**V. Task Order No. 0823-1 Design Services for Parking Lot, Access Roadway and Dumpster Enclosure at Heron Bay Preserve Area**

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor task order 0823-1 with VLC One in the lump sum amount of \$275,000 was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Financials and Check Register**

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

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Morretti seconded by Ms. Solomon with all in favor the meeting adjourned at 5:28 p.m.

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Grace Solomon  
Secretary

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Vince Moretti  
President

## **FOURTH ORDER OF BUSINESS**

- I. Resolution 2023-12, Adopting the Proposed General Fund, Parkland Isles, Heron Bay Mitigation and Debt Service Budget for Fiscal Year 2024



**RESOLUTION 2023-12**

**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 2024**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board, for approval, the District’s Proposed Fiscal Year 2024 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 6<sup>th</sup> day of September, 2023, 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 2024

**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 6th day of September 2023.

\_\_\_\_\_  
Vincent Moretti, President

\_\_\_\_\_  
Grace Solomon, Secretary



# FY2024

ANNUAL OPERATING BUDGET  
GENERAL FUND  
PARKLAND ISLES  
HERON BAY MITIGATION  
DEBT SERVICE  
**PROPOSED**

**GOVERNING BOARD OF SUPERVISORS**

VINCENT MORETTI, PRESIDENT

GRACE SOLOMON, SECRETARY

ANTHONY AVELLO, ASSISTANT SECRETARY

**PREPARED BY**

ROD COLON, DISTRICT MANAGER

MARYAM OMIDI, CHIEF FINANCIAL OFFICER



## **EXECUTIVE MEMORANDUM**

**To:** Governing Board of Supervisors  
**From:** Rod Colon, District Manager  
**Date:** August 27<sup>th</sup>, 2023  
**Re:** North Springs Improvement District Proposed Operating Budget for FY 2024

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Dear Governing Board of Supervisors:

In accordance, with Chapter 2005-341, Laws of Florida, as amended, the North Springs Improvement District Proposed Operating and Debt Service Budgets for Fiscal Year (FY) 2024 is provided for your review.

Based on current financial information and staff recommendations, the District has developed a preliminary budget for the General Fund, Parkland Isles, Heron Bay Mitigation, and Debt Service. The proposed budget is balanced and effectively allocates resources to support and meet the District's various goals and improvements while adhering to financial best practices and planning for long-term needs throughout the District.

The proposed budget is an integral part of the District's operations, as it identifies and establishes an operational and expense plan to fund operations and projects, including:

- Improving and enhancing the District's infrastructure.
- Emphasizing and supporting projects that provide flood protection and water supply.
- The construction, operating, and maintaining flood protection within the District.
- Environmental and wetland maintenance.
- Continued maintenance and service enhancements to communities within the District.
- Recruiting and maintaining high-quality staff.
- Operating and maintenance expenditures throughout the fiscal year.
- Reserves for operational contingencies.
- Capital reserves for capital expenditures and infrastructure replacements, as required.

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



**NORTH SPRINGS IMPROVEMENT DISTRICT**

**ANNUAL OPERATING BUDGET  
GENERAL FUND  
PROPOSED**

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**TABLE OF CONTENTS**

***EXECUTIVE MEMORANDUM*** \_\_\_\_\_ **2**

***GENERAL FUND PROPOSED BUDGET*** \_\_\_\_\_ **4**

**REVENUE** \_\_\_\_\_ **4**

**EXPENDITURES PERSONNEL & ADMINISTRATION** \_\_\_\_\_ **5**

**EXPENDITURES FIELD** \_\_\_\_\_ **6**

**EXPENDITURES RESERVES** \_\_\_\_\_ **7**

***GENERAL FUND NARRATIVES*** \_\_\_\_\_ **8**

**REVENUE** \_\_\_\_\_ **8**

**EXPENDITURES PERSONNEL & ADMINISTRATION** \_\_\_\_\_ **8**

**EXPENDITURES FIELD** \_\_\_\_\_ **11**

**EXPENDITURES RESERVES** \_\_\_\_\_ **12**

***PARKLAND ISLES PROPOSED BUDGET*** \_\_\_\_\_ **13**

**REVENUE** \_\_\_\_\_ **13**

**EXPENDITURES PERSONNEL & ADMINISTRATION** \_\_\_\_\_ **14**

**EXPENDITURES OPERATION & MAINTENANCE** \_\_\_\_\_ **15**

***PARKLAND ISLES NARRATIVES*** \_\_\_\_\_ **16**

**REVENUE** \_\_\_\_\_ **16**

**EXPENDITURES PERSONNEL & ADMINISTRATION** \_\_\_\_\_ **16**

**EXPENDITURES OPERATIONS & MAINTENANCE** \_\_\_\_\_ **17**

***HERON BAY MITIGATION PROPOSED BUDGET*** \_\_\_\_\_ **18**

**REVENUE** \_\_\_\_\_ **18**

**EXPENDITURES PERSONNEL & ADMINISTRATION** \_\_\_\_\_ **19**

**EXPENDITURES OPERATION & MAINTENANCE** \_\_\_\_\_ **20**

***HERON BAY MITIGATION NARRATIVES*** \_\_\_\_\_ **21**

**REVENUE** \_\_\_\_\_ **21**

**EXPENDITURES** \_\_\_\_\_ **21**

**EXPENDITURES PERSONNEL & ADMINISTRATION** \_\_\_\_\_ **21**



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**GENERAL FUND**  
**PROPOSED BUDGET FY 2024**

***REVENUE***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenue</b>					
Assessments-On Roll	3,009,921	2,892,919	117,002	3,009,921	3,033,210
Permits, Fees, & Licenses	5,000	11,500	-	11,500	5,000
Miscellaneous Revenues	11,000	5,727	5,000	10,727	11,000
Transfer In	-	1,369,752	-	1,369,752	10,000,000
<b>Total Revenue</b>	<b>3,025,921</b>	<b>4,279,899</b>	<b>122,002</b>	<b>4,401,900</b>	<b>13,049,210</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**GENERAL FUND**  
**PROPOSED BUDGET FY 2024**

***EXPENDITURES PERSONNEL & ADMINISTRATION***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Expenditures</b>					
<b>Personnel &amp; Administration</b>					
Payroll-Board Of Supervisors	8,640	4,320	4,320	8,640	8,640
Payroll-Salaried	150,000	41,604	70,000	111,604	150,000
Payroll- Vehicle Benefit	500	114	200	314	500
Payroll-Special Pay	2,200	-	1,200	1,200	2,200
Employment Ads	10,000	2,027	6,000	8,027	10,000
Fica Expense	18,000	2,825	8,000	10,825	18,000
Pension Expense	60,000	12,596	20,000	32,596	60,000
Health & Life Insurance	140,000	34,036	50,000	84,036	140,000
Workers Comp Insurance	10,000	1,946	5,000	6,946	10,000
Unemployment Taxes	1,000	-	1,000	1,000	1,000
Prof Serv-Engineering	50,000	-	50,000	50,000	50,000
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	60,000	20,928	35,000	55,928	60,000
Professional Services Surveying	12,000	-	10,000	10,000	12,000
Prof Serv-Legislative Expense	90,000	15,625	15,625	31,250	50,000
Actuarial Pension Cost of Benefits	5,000	1,500	-	1,500	5,000
Prof Serv-Mgt Consulting Serv	15,000	4,950	4,950	9,900	15,000
Prof Serv-Info Technology	2,000	6	500	506	10,000
Prof Serv-Special Assessment	25,000	25,000	-	25,000	25,000
Prof Serv - Records Management	1,000	-	1,000	1,000	10,000
Annual Audit	15,000	8,886	2,000	10,886	15,000
Communication-Telephone	5,000	1,090	1,090	2,179	5,000
Postage And Freight	4,000	200	200	400	4,000
Printing And Binding	3,000	2	500	502	3,000
Document Recording Services	2,000	600	-	600	2,000
Legal Advertising	2,000	98	500	598	2,000
Office Supplies	2,000	430	430	859	2,000
Special Events	20,000	3,426	15,000	18,426	20,000
Dues, Licenses, Subscriptions	20,000	335	15,000	15,335	20,000
Annual District Filing Fee	200	-	200	200	200
Misc-Contingency	10,000	115	8,000	8,115	10,000
<b>Total Personnel &amp; Administration Expenditures</b>	<b>768,540</b>	<b>182,658</b>	<b>350,714</b>	<b>533,372</b>	<b>745,540</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**GENERAL FUND**  
**PROPOSED BUDGET FY 2024**

***EXPENDITURES FIELD***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Expenditures</b>					
<b>Field</b>					
Unemployment Taxes	5,000	-	5,000	5,000	5,000
Payroll-Salaried	450,000	170,049	250,000	420,049	580,000
Payroll - Special Pay	4,500	-	4,500	4,500	5,500
FICA Expense	35,000	12,626	20,000	32,626	50,000
Pension Expense	50,000	23,654	23,654	47,309	65,000
Health & Life Insurance	155,000	55,488	90,000	145,488	250,000
Worker'S Comp Insurance	34,000	6,617	10,000	16,617	35,000
Contracts-Water Quality	10,000	2,801	2,801	5,602	10,000
Contracts-Landscape	100,000	43,350	43,350	86,700	100,000
Communication-Telephone	20,000	1,569	6,000	7,569	20,000
Electric	30,000	6,966	10,000	16,966	30,000
Water/Sewer	2,000	645	645	1,289	2,000
Rental/Lease - Vehicle/Equip	500	-	500	500	500
Insurance - General Liability	50,000	39,355	-	39,355	50,000
R&M-General	150,000	1,221	40,000	41,221	50,000
R&M-Vehicles	12,000	8,546	3,000	11,546	12,000
R&M-Trees & Trimming	10,000	-	10,000	10,000	10,000
R&M-Culvert Cleaning	100,000	-	100,000	100,000	100,000
R&M-Pump Station	125,000	114,868	10,000	124,868	125,000
R&M-Road Maintenance	50,000	-	50,000	50,000	50,000
Op Supplies - General	7,000	295	5,000	5,295	7,000
Op Supplies - Aquatic Treatment	150,000	52,937	95,000	147,937	175,000
Op Supplies-Uniforms	10,000	2,145	5,000	7,145	10,000
Op Supplies-Fuel, Oil	100,000	18,536	60,000	78,536	100,000
Misc-Licenses & Permits	10,000	894	5,000	5,894	10,000
Misc-Hurricane Expense	40,000	-	40,000	40,000	40,000
Misc-Contingency	2,000	225	225	450	2,000
Heron Bay Golf Course	100,000	77,427	60,000	137,427	100,000
<b>Total Field Expenditures</b>	<b>1,812,000</b>	<b>640,213</b>	<b>949,675</b>	<b>1,589,887</b>	<b>1,994,000</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**GENERAL FUND**  
**PROPOSED BUDGET FY 2024**

***EXPENDITURES RESERVES***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Expenditures Reserves</b>					
Capital Reserves	445,381	1,681,998	347,881	2,029,879	10,309,670
<b>Total Reserves Expenditures</b>	<b>445,381</b>	<b>1,681,998</b>	<b>347,881</b>	<b>2,029,879</b>	<b>10,309,670</b>
<b>Total Expenditures</b>	<b>3,025,921</b>	<b>2,504,869</b>	<b>1,648,270</b>	<b>4,153,139</b>	<b>13,049,210</b>
<b>Excess of Revenues Over (Under) Expenditure</b>	<b>-</b>			<b>248,761</b>	<b>0</b>

NET ASSESSMENT LEVY				\$3,033,210
ADD, DISCOUNTS/COLLECTIONS AT 7% Administrative				\$57,985
ADD, DISCOUNTS/COLLECTIONS AT 7% Maintenance				\$ 170,320.71
<b>TOTAL ASSESSMENT LEVY</b>				<b>\$ 3,261,516.55</b>
	<b>FY 2023</b>		<b>FY 2024</b>	
	<b>\$ Per Unit</b>	<b>Totals</b>	<b>\$ Per Unit</b>	<b>Totals</b>
<b>General Fund-001 Total Assessment Levy</b>		\$ 3,236,473.78		\$ 3,261,516.55
Total Assessable Units:				
A	16,898	822,087.70	17,027	828,363.55
B	16,596	2,414,386.08	16,725	2,433,153.00
Assessment per Unit:				
A	48.65		48.65	
B	145.48		145.48	



## **GENERAL FUND NARRATIVES**

### ***REVENUE***

#### **Special Assessment - Tax Collector**

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

#### **Permit Review Fees**

Permit review fees based on prior year's revenues.

#### **Miscellaneous Revenue**

The District receives a reimbursement in the amount of \$10,000 annually from the Parkland Isles fund. This reimbursement is for the filed management services performed by District staff, including, but not limited to, acting liaison to the homeowner association, oversight of contractors and compliance. This also includes interest & other miscellaneous revenue.

### ***EXPENDITURES***

#### **EXPENDITURES PERSONNEL & ADMINISTRATION**

##### **Payroll Board of Supervisor Salaries**

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

##### **Payroll Salaried**

Payroll, Workers Comp, FUTA/SUTA Taxes, and payroll charges for the administrative personnel based upon their current rate plus an increase.

##### **FICA Taxes**

Payroll Taxes for the administrative personnel.

##### **Pension Benefits**

The District's pension plan was established whereby the employer contributes for each employee's annual salary into Florida Retirement system.

##### **Health and Life Insurance**

The District offers all employees health, life, dental and disability Insurance.

### **Workers' Compensation**

The District maintains workers compensation insurance as required by law.

### **Professional Services – Engineering**

Those expenses related to engineering consultants to provide engineering services not related to capital improvement projects.

### **Professional Services - Arbitrage Rebate**

The District contracts with an independent certified public accountant to annually calculate the District's arbitrage rebate liability on its revenue bonds. The amount is based on standard fees charged for this service.

### **Professional Services - Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted for this service and the amount is based on the contracted amount.

### **Professional Services - Trustee**

The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses. The trustee oversees bond funding as part of the District's checks and balances on bond expenditures and payments. The Trustee is usually a regulated banking institution that is FDIC compliant.

### **Professional Services - Legal Services**

The District is represented by an outside legal firm to serve as legal counsel. The services include preparation for and attendance of monthly board meetings, contract review, and all legal matters related to the District.

### **Professional Services - Legislative Expense**

The District engages a consultant that specializes in legislative codification matters regarding amending certain District limitations and boundaries and serves as a lobbyist in the best interests of the District. This includes intergovernmental relations.

### **Actuarial Pension Cost of Benefits - OPEB**

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

### **Professional Services - Mgt. Consulting Services**

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

### **Professional Services - Special Assessment**

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

### **Auditing Services**

The District is required by Florida Statutes to arrange for an Independent Audit of its financial records on an annual basis. This expense is based on existing year engagement letter plus anticipated increase for this year's engagement letter.

### **Communication - Telephone**

Telephone and fax machine expenditure estimates are based on prior years cost.

### **Postage and Freight**

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

### **Printing and Binding**

Preparation and printing of documents as required.

### **Record Storage**

This expenditure is to provide shredding services as required.

### **Legal Advertising**

Advertisement of board meetings, competitive procurement, public hearings, and any other legal advertising that may be required.

### **Office Supplies**

Any supplies that may be purchased during the fiscal year, i.e., paper, file folders, labels, paper clips, etc.

### **Special Events**

Annual events at NSID such as trainings, hosting of other agencies, employee appreciation and other matters related to the District.

### **Annual District Filing Fee**

Any required annual fees for the District.

### **Miscellaneous Contingency**

Unexpected expenses that may arise in the District.

## ***EXPENDITURES FIELD***

### **Payroll - Salaried**

Payroll, workers compensation, FUTA/SUTA taxes and payroll charges for the field personnel based upon current rate plus an increase. Each employee will be evaluated to determine his or her actual increase.

### **Pension Benefits**

The District's pension plan was established whereby the employer contributes for each employee's annual salary into Florida Retirement system.

### **Health and Life Insurance**

The District offers the employees' health, life, dental and disability insurance.

### **Workers' Compensation**

The District maintains workers compensation insurance as required by law.

### **Contracts - Water Quality Testing**

Water Quality Testing is done to provide a guide for planning the aquatic plant control program and in addition provides indications of dangerous or threatening conditions.

### **Contracts - Landscaping**

The District hires landscape contractors to mow various areas of the District to include canal banks, drainage canals, median maintenance and 150 acres of the stormwater preserve.

### **Communication - Telephone**

Telephones for employees provided for by the District.

### **Electricity - General**

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

### **Insurance - General Liability**

The District retains an Insurance Agent, who on an annual basis arranges the placement of the District insurance coverage requirements.

### **R&M - General**

Repairs and maintenance needed for District operations.

### **R&M - Vehicles**

Repairs and maintenance needed for the District's vehicles.

### **R&M - Trees and Trimming**

Tree trimming needed throughout the District.

### **R&M - Culvert Cleaning**

Repairs and maintenance of the culverts located throughout the District.

### **R&M - Pump Station**

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

### **R&M - Road Maintenance**

Repairs and maintenance of roadways needed throughout the District.

### **Operating Supplies - General**

General operating supplies needed throughout the District.

### **Operating Supplies - Aquatic Treatment**

Chemicals and fish purchased by the District to maintain algae and other growth within its water ways.

### **Operating Supplies - Uniforms**

The District supplies uniforms and annual shoe allowance for its employee's

### **Operating Supplies - Fuel/Oil**

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

### **Licenses & Permits**

Employees are required to have an Aquatic License. This includes any permit fees, classes, licenses, and all fees related to the employee obtaining an Aquatic License.

### **Miscellaneous Contingency**

Expenses that may occur during the year needed for stormwater operations.

## **EXPENDITURES RESERVES**

### **Capital Reserves**

Costs associated with capital expenditures for this fiscal year which includes equipment, vehicles, roof replacement, pump replacement, muffler replacement, and other necessary projects approved by the Board of Supervisors.



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**PARKLAND ISLES**  
**PROPOSED BUDGET FY 2024**

***REVENUE***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenue</b>					
Assessments-On Roll	366,857	359,879	6,978	366,857	366,857
Interest-Investments	-	2,530	2,000	4,530	-
Miscellaneous Revenues	-	13,630		13,630	-
Carry Over Fund Balance From Previous Yr	66,283	-	66,283	66,283	66,283
<b>Total Revenue</b>	<b>\$ 433,140</b>	<b>\$ 376,039</b>	<b>\$ 75,261</b>	<b>\$ 451,300</b>	<b>\$ 433,140</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**PARKLAND ISLES**  
**PROPOSED BUDGET FY 2024**

***EXPENDITURES PERSONNEL & ADMINISTRATION***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Personnel &amp; Administration Expenditures</b>					
Profserv Arbitrage and Dissemination	700	-	-	-	-
Prof Serv-Mgmt Consulting Serv	540	270	270	540	540
Annual Audit	1,000	592	120	712	1,000
Misc-Bank Charges	500	-	100	100	500
<b>Total Personnel &amp; Administration</b>	<b>\$ 2,740</b>	<b>\$ 862</b>	<b>\$ 490</b>	<b>\$ 1,352</b>	<b>\$ 2,040</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**PARKLAND ISLES**  
**PROPOSED BUDGET FY 2024**

***EXPENDITURES OPERATION & MAINTENANCE***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Operation &amp; Maintenance Expenditures</b>					
Prof Serv-Field Management	25,000	12,500	12,500	25,000	25,000
Contracts-Landscape	143,400	71,700	71,700	143,400	143,400
R&M Mulch	33,600	33,600	-	33,600	33,600
Electric	9,000	2,597	5,000	7,597	9,000
Tree Trimming	35,600	35,600	-	35,600	35,600
Pest Control	1,000	-	1,000	1,000	1,000
R&M-Plant Replacement	62,000	17,280	40,000	57,280	62,700
R&M-Sidewalks	30,800	15,800	15,000	30,800	32,000
R&M-Irrigation	7,000	1,810	5,000	6,810	5,800
Misc-Contingency	3,000	-	3,000	3,000	3,000
Reserved for 1st Quarter Operating	30,000	-	30,000	30,000	30,000
Reserves for Designated Projects / Emerg	50,000	-	50,000	50,000	50,000
<b>Total Operation &amp; Maintenance Expenditures</b>	<b>\$ 430,400</b>	<b>\$ 190,887</b>	<b>\$ 233,200</b>	<b>\$ 424,087</b>	<b>\$ 431,100</b>
<b>Total Expenditures</b>	<b>\$ 433,140</b>	<b>\$ 191,749</b>	<b>\$ 233,690</b>	<b>\$ 425,439</b>	<b>\$ 433,140</b>
<b>Excess of Revenues Over (Under) Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,861</b>	<b>\$ -</b>

NET ASSESSMENT LEVY	\$366,857
ADD, DISCOUNTS/COLLECTIONS AT 7%	\$27,613
<b>TOTAL ASSESSMENT LEVY</b>	<b>\$394,470</b>
	<b>FY 2023</b>
Parkland Isles	\$394,470
	<b>FY 2024</b>
Parkland Isles	\$394,470
Total Assessable Units	606
Assessment per Unit:	\$650.94



## **PARKLAND ISLES NARRATIVES**

### ***REVENUE***

#### **Special Assessment- Net**

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

#### **Interest Income - Investments**

Interest Income on the checking account.

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### ***EXPENDITURES***

#### **EXPENDITURES PERSONNEL & ADMINISTRATION**

##### **Professional Services - Legal Services**

The District is represented by an outside legal firm to serve as legal counsel. The services include preparation for and attendance of monthly board meetings, contract review, and all legal matters related to the District.

##### **Professional Services - Mgt. Consulting Services**

Expenditure to perform financial consulting services, administration of non-ad valorem assessment and coordinate with District staff and accountants.

##### **Professional Services - Auditing Services**

The District is required by Florida Statutes to arrange for an Independent Audit of its financial records on an annual basis. This expense is based on existing year engagement letter plus anticipated increase for this year's engagement letter.

##### **Bank Charges**

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

## ***EXPENDITURES OPERATIONS & MAINTENANCE***

### **Professional Services - Field Management**

Field and contract management services provided by District staff.

### **Contracts - Landscape**

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

### **Repairs & Maintenance – Mulching**

Annual mulching of the berm.

### **Electricity - General**

Parkland Isles currently has the following accounts with Florida Power & Light: Pine Island Road, Holmberg Road and NW 66th Drive.

### **Repairs & Maintenance - Tree Trimming**

Annual trimming and pruning of trees for hurricane preparation.

### **Pest Control**

Pest control services.

### **Repair & Maintenance - Plant Replacement**

Plant replacement throughout the year for the Parkland Isles berm.

### **Repair & Maintenance - Sidewalks**

Repairs and maintenance of sidewalks located encompassing Parkland Isles community.

### **Repair & Maintenance - Irrigation**

Repairs and maintenance of the irrigation system in Parkland Isles.

### **Miscellaneous Contingency**

Unforeseen expenditures that may occur during the fiscal year.

### **Reserves**

Reserves for first quarter operating expenses.

### **Reserves for Designated Projects or Emergency**

Reserves for designated projects and/or emergency response.



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**HERON BAY MITIGATION**  
**PROPOSED BUDGET FY 2024**

***REVENUE***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenue</b>					
Assessments-On Roll	207,275	195,914	11,361	207,275	207,275
Interest-Investments	0	578	400	978	0
<b>Total Revenue</b>	<b>207,275</b>	<b>196,492</b>	<b>11,761</b>	<b>208,253</b>	<b>207,275</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**HERON BAY MITIGATION**  
**PROPOSED BUDGET FY 2024**

***EXPENDITURES PERSONNEL & ADMINISTRATION***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Personnel &amp; Administration Expenditures</b>					
Annual Audit	1,200	711	200	911	1,200
Misc-Bank Charges	400	36	50	86	400
<b>Total Personnel &amp; Administration</b>	<b>1,600</b>	<b>747</b>	<b>250</b>	<b>997</b>	<b>1,600</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**HERON BAY MITIGATION**  
**PROPOSED BUDGET FY 2024**

***EXPENDITURES OPERATION & MAINTENANCE***

Account Description	Adopted Budget FY 2023	Actuals as of 03/31/2023	Projected April-Sept 2023	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Operation &amp; Maintenance Expenditures</b>					
Cap Outlay	15,000	0	15,000	15,000	15,000
Environm'L Monitoring	65,000	32,496	32,496	64,992	65,000
Aquatic Control	90,000	37,040	52,000	89,040	90,000
R&M General	1,000	0	1,000	1,000	1,000
Reserved For 1st Quarter Operating	34,675	0	34,675	34,675	34,675
<b>Total Operation &amp; Maintenance Expenditures</b>	<b>205,675</b>	<b>69,536</b>	<b>135,171</b>	<b>204,707</b>	<b>205,675</b>
<b>Total Expenditures</b>	<b>207,275</b>	<b>70,283</b>	<b>135,421</b>	<b>205,704</b>	<b>207,275</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>-</b>			<b>2,549</b>	<b>-</b>

NET ASSESSMENT LEVY		207,275
ADD, DISCOUNTS/COLLECTIONS AT 7%		\$15,601
<b>TOTAL ASSESSMENT LEVY</b>		<b>\$222,876</b>
	<b>FY 2023</b>	<b>FY 2024</b>
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**

### ***REVENUE***

#### **Special Assessment - Net**

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

#### **Interest Income - Investments**

The District earns Interest Income on the checking accounts.

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### ***EXPENDITURES***

#### **EXPENDITURES PERSONNEL & ADMINISTRATION**

##### **Auditing Services**

The District is required by Florida Statutes to arrange for an Independent Audit of its financial records on an annual basis. This expense is based on existing year engagement letter plus anticipated increase for this year's engagement letter.

##### **Insurance - General Liability**

The District retains an Insurance Agent, who on an annual basis arranges the placement of the District insurance coverage requirements.

#### **EXPENDITURES OPERATION & MAINTENANCE**

##### **Capital Outlay - Other**

Costs associated with capital expenditures for this fiscal year.

##### **Environmental Monitoring**

This represents expenditures for wetland maintenance.

##### **Aquatic Control**

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

##### **Repairs and Maintenance - General**

Various repairs and maintenance costs for Heron Bay Mitigation Area.

**Miscellaneous Contingency**

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

**Reserves**

Various repairs and maintenance costs for Heron Bay Mitigation Area.

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**North Springs Improvement District**  
**Debt Service Fund - Series 2014, Special Assessment Bonds**  
**Assessment Area A (Mira Lago)**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 13,956	\$ -	\$ 13,956	\$ 5,000
Special Assessments	\$ 548,577	\$ 554,660	\$ 18,765	\$ 573,425	\$ 548,577
<b>Total Revenues</b>	<b>\$ 548,677</b>	<b>\$ 568,615</b>	<b>\$ 18,765</b>	<b>\$ 587,380</b>	<b>\$ 553,577</b>

Debt Service Expenditures:

Interest - 11/1	\$ 141,694	\$ 141,694	\$ -	\$ 141,694	\$ 133,594
Principal - 5/1	\$ 270,000	\$ 270,000	\$ -	\$ 270,000	\$ 285,000
Interest - 5/1	\$ 141,694	\$ 141,694	\$ -	\$ 141,694	\$ 133,594

Other Debt Service Expenditures:

Arbitrage	\$ 700	\$ 700	\$ -	\$ 700	\$ 700
Trustee	\$ 3,000	\$ 3,233	\$ -	\$ 3,233	\$ 3,000
Dissemination	\$ 1,000	\$ 300	\$ 700	\$ 1,000	\$ 1,000

<b>Total Expenditures</b>	<b>\$ 557,088</b>	<b>\$ 557,620</b>	<b>\$ 700</b>	<b>\$ 557,320</b>	<b>\$ 556,888</b>
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<b>Excess Revenues</b>	<b>\$ (8,411)</b>	<b>\$ 10,995</b>	<b>\$ 18,065</b>	<b>\$ 30,061</b>	<b>\$ (3,311)</b>
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<b>Beginning Fund Balance</b>	<b>\$ 141,627</b>	<b>\$ 135,558</b>	<b>\$ -</b>	<b>\$ 135,558</b>	<b>\$ 165,618</b>
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<b>Ending Fund Balance</b>	<b>\$ 133,216</b>	<b>\$ 146,553</b>	<b>\$ 18,065</b>	<b>\$ 165,618</b>	<b>\$ 162,307</b>
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(1) Fund Balance is net of Reserve Requirement:

Fund Balance	\$ 346,580
Less: Reserve Requirement	\$ (211,022)
<b>Net Beginning Fund Balance</b>	<b>\$ 135,558</b>

Interest - 11/1/2024

\$ 125,044

Total

\$ 125,044

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**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 1,250,000	6.000%	\$ -	\$ 37,500	\$ 37,500
5/1/2024	\$ 1,250,000	6.000%	\$ 285,000	\$ 37,500	\$ -
11/1/2024	\$ 965,000	6.000%	\$ -	\$ 28,950	\$ 351,450
5/1/2025	\$ 965,000	6.000%	\$ 305,000	\$ 28,950	\$ -
11/1/2025	\$ 660,000	6.000%	\$ -	\$ 19,800	\$ 353,750
5/1/2026	\$ 660,000	6.000%	\$ 320,000	\$ 19,800	\$ -
11/1/2026	\$ 340,000	6.000%	\$ -	\$ 10,200	\$ 350,000
5/1/2027	\$ 340,000	6.000%	\$ 340,000	\$ 10,200	\$ 350,200
<b>Totals</b>			\$ 1,250,000	\$ 192,900	

**North Springs Improvement District  
Series 2014, Special Assessment Bonds  
Assessment Area A (Term Bonds Due 5/1/2034)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ 96,094
5/1/2024	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ -
11/1/2024	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ 192,188
5/1/2025	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ -
11/1/2025	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ 192,188
5/1/2026	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ -
11/1/2026	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ 192,188
5/1/2027	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ -
11/1/2027	\$ 3,075,000	6.250%	\$ -	\$ 96,094	\$ 192,188
5/1/2028	\$ 3,075,000	6.250%	\$ 360,000	\$ 96,094	\$ -
11/1/2028	\$ 2,715,000	6.250%	\$ -	\$ 84,844	\$ 540,938
5/1/2029	\$ 2,715,000	6.250%	\$ 385,000	\$ 84,844	\$ -
11/1/2029	\$ 2,330,000	6.250%	\$ -	\$ 72,813	\$ 542,656
5/1/2030	\$ 2,330,000	6.250%	\$ 410,000	\$ 72,813	\$ -
11/1/2030	\$ 1,920,000	6.250%	\$ -	\$ 60,000	\$ 542,813
5/1/2031	\$ 1,920,000	6.250%	\$ 435,000	\$ 60,000	\$ -
11/1/2031	\$ 1,485,000	6.250%	\$ -	\$ 46,406	\$ 541,406
5/1/2032	\$ 1,485,000	6.250%	\$ 465,000	\$ 46,406	\$ -
11/1/2032	\$ 1,020,000	6.250%	\$ -	\$ 31,875	\$ 543,281
5/1/2033	\$ 1,020,000	6.250%	\$ 495,000	\$ 31,875	\$ -
11/1/2033	\$ 525,000	6.250%	\$ -	\$ 16,406	\$ 543,281
5/1/2034	\$ 525,000	6.250%	\$ 525,000	\$ 16,406	\$ 541,406
<b>Totals</b>			\$ 3,075,000	\$ 1,585,627	

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 4,325,000		\$ -	\$ 133,594	\$ 133,594
5/1/2024	\$ 4,325,000		\$ 285,000	\$ 133,594	\$ -
11/1/2024	\$ 4,040,000		\$ -	\$ 125,044	\$ 543,638
5/1/2025	\$ 4,040,000		\$ 305,000	\$ 125,044	\$ -
11/1/2025	\$ 3,735,000		\$ -	\$ 115,894	\$ 545,938
5/1/2026	\$ 3,735,000		\$ 320,000	\$ 115,894	\$ -
11/1/2026	\$ 3,415,000		\$ -	\$ 106,294	\$ 542,188
5/1/2027	\$ 3,415,000		\$ 340,000	\$ 106,294	\$ -
11/1/2027	\$ 3,075,000		\$ -	\$ 96,094	\$ 542,388
5/1/2028	\$ 3,075,000		\$ 360,000	\$ 97,500	\$ -
11/1/2028	\$ 2,715,000		\$ -	\$ 84,844	\$ 542,344
5/1/2029	\$ 2,715,000		\$ 385,000	\$ 84,844	\$ -
11/1/2029	\$ 2,330,000		\$ -	\$ 72,813	\$ 542,656
5/1/2030	\$ 2,330,000		\$ 410,000	\$ 72,813	\$ -
11/1/2030	\$ 1,920,000		\$ -	\$ 60,000	\$ 542,813
5/1/2031	\$ 1,920,000		\$ 435,000	\$ 60,000	\$ -
11/1/2031	\$ 1,485,000		\$ -	\$ 46,406	\$ 541,406
5/1/2032	\$ 1,485,000		\$ 465,000	\$ 46,406	\$ -
11/1/2032	\$ 1,020,000		\$ -	\$ 31,875	\$ 543,281
5/1/2033	\$ 1,020,000		\$ 495,000	\$ 31,875	\$ -
11/1/2033	\$ 525,000		\$ -	\$ 16,406	\$ 543,281
5/1/2034	\$ 525,000		\$ 525,000	\$ 16,406	\$ 541,406
<b>Totals</b>			\$ 4,325,000	\$ 1,779,933	

**North Springs Improvement District**  
**Debt Service Fund - Series 2014, Water Management Bonds**  
**Unit Area A (Mira Lago)**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 16,689	\$ -	\$ 16,689	\$ 7,000
Benefit Assessments	\$ 505,050	\$ 511,330	\$ -	\$ 511,330	\$ 505,050
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 505,150</b>	<b>\$ 528,018</b>	<b>\$ -</b>	<b>\$ 528,018</b>	<b>\$ 512,050</b>

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	\$ 300	\$ 700	\$ 1,000	\$ 1,000
Trustee	\$ 3,000	\$ 3,233	\$ -	\$ 3,233	\$ 3,000

<b>Total Expenditures</b>	<b>\$ 505,850</b>	<b>\$ 505,383</b>	<b>\$ 700</b>	<b>\$ 506,083</b>	<b>\$ 505,850</b>
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<b>Excess Revenues</b>	<b>\$ (700)</b>	<b>\$ 22,636</b>	<b>\$ (700)</b>	<b>\$ 21,936</b>	<b>\$ 6,200</b>
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<b>Beginning Fund Balance</b>	<b>\$ 252,523</b>	<b>\$ 241,652</b>	<b>\$ -</b>	<b>\$ 241,652</b>	<b>\$ 263,588</b>
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<b>Ending Fund Balance</b>	<b>\$ 251,823</b>	<b>\$ 264,288</b>	<b>\$ (700)</b>	<b>\$ 263,588</b>	<b>\$ 269,788</b>
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(1) Fund Balance is net of Reserve Requirement:

Fund Balance	\$ 595,088
Less: Reserve Requirement	<u>\$ (353,437)</u>
Net Beginning Fund Balance	<u>\$ 241,652</u>

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%	<u>\$ (38,065)</u>
Net Assessments	<u><u>\$ 505,722</u></u>

**North Springs Improvement District  
Series 2014, Water Management Bonds  
Unit Area A**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 250,575
5/1/2024	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2024	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2025	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2025	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2026	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2026	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2027	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2027	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2028	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2028	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2029	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2029	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2030	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2030	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2031	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2031	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2032	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2032	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2033	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2033	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2034	\$ 7,710,000	6.500%	\$ -	\$ 250,575	
11/1/2034	\$ 7,710,000	6.500%	\$ -	\$ 250,575	\$ 501,150
5/1/2035	\$ 7,710,000	6.500%	\$ 570,000	\$ 250,575	
11/1/2035	\$ 7,140,000	6.500%	\$ -	\$ 232,050	\$ 1,052,625
5/1/2036	\$ 7,140,000	6.500%	\$ 605,000	\$ 232,050	
11/1/2036	\$ 6,535,000	6.500%	\$ -	\$ 212,388	\$ 1,049,438
5/1/2037	\$ 6,535,000	6.500%	\$ 650,000	\$ 212,388	
11/1/2037	\$ 5,885,000	6.500%	\$ -	\$ 191,263	\$ 1,053,650
5/1/2038	\$ 5,885,000	6.500%	\$ 690,000	\$ 191,263	
11/1/2038	\$ 5,195,000	6.500%	\$ -	\$ 168,838	\$ 1,050,100
5/1/2039	\$ 5,195,000	6.500%	\$ 735,000	\$ 168,838	
11/1/2039	\$ 4,460,000	6.500%	\$ -	\$ 144,950	\$ 1,048,788
5/1/2040	\$ 4,460,000	6.500%	\$ 785,000	\$ 144,950	
11/1/2040	\$ 3,675,000	6.500%	\$ -	\$ 119,438	\$ 1,049,388
5/1/2041	\$ 3,675,000	6.500%	\$ 835,000	\$ 119,438	
11/1/2041	\$ 2,840,000	6.500%	\$ -	\$ 92,300	\$ 1,046,738
5/1/2042	\$ 2,840,000	6.500%	\$ 890,000	\$ 92,300	
11/1/2042	\$ 1,950,000	6.500%	\$ -	\$ 63,375	\$ 1,045,675
5/1/2043	\$ 1,950,000	6.500%	\$ 945,000	\$ 63,375	
11/1/2043	\$ 1,005,000	6.500%	\$ -	\$ 32,663	\$ 1,041,038
5/1/2044	\$ 1,005,000	6.500%	\$ 1,005,000	\$ 32,663	\$ 1,037,663
<b>Totals</b>			\$ 7,710,000	\$ 8,528,325	

**North Springs Improvement District**  
**Debt Service Fund - Series 2014, Special Assessment Bonds**  
**Assessment Area B (Watercrest)**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
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Revenues:

Interest Income	\$	100	\$	10,722	\$	-	\$	10,722	\$	4,000
Special Assessments	\$	420,967	\$	426,303	\$	-	\$	426,303	\$	420,967

<b>Total Revenues</b>	<b>\$</b>	<b>421,067</b>	<b>\$</b>	<b>437,025</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>437,025</b>	<b>\$</b>	<b>424,967</b>
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Debt Service Expenditures:

Interest - 11/1	\$	108,716	\$	108,716	\$	-	\$	108,716	\$	102,591
Principal - 5/1	\$	200,000	\$	200,000	\$	-	\$	200,000	\$	210,000
Interest - 5/1	\$	108,716	\$	108,716	\$	-	\$	108,716	\$	102,591

Other Debt Service Expenditures:

Arbitrage	\$	700	\$	700	\$	-	\$	700	\$	700
Dissemination	\$	1,000	\$	300	\$	700	\$	1,000	\$	1,000
Trustee	\$	3,000	\$	3,233	\$	-	\$	3,233	\$	3,000

<b>Total Expenditures</b>	<b>\$</b>	<b>422,132</b>	<b>\$</b>	<b>421,664</b>	<b>\$</b>	<b>700</b>	<b>\$</b>	<b>422,364</b>	<b>\$</b>	<b>419,882</b>
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Excess Revenues	\$	(1,065)	\$	15,361	\$	(700)	\$	14,661	\$	5,085
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Beginning Fund Balance	\$	128,992	\$	104,139	\$	-	\$	104,139	\$	118,799
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Ending Fund Balance	\$	127,927	\$	119,499	\$	(700)	\$	118,799	\$	123,884
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(1) Fund Balance is net of Reserve

Requirement:

Fund Balance	\$	262,607
Less: Reserve Requirement	\$	(158,469)
<b>Net Beginning Fund Balance</b>	<b>\$</b>	<b>104,139</b>

Interest - 11/1/2024

Total

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

Gross Assessment

Less: Disc. & Collections @ 7%

Net Assessments

\$ 96,159

\$ 96,159

\$ 452,652

\$ (31,686)

\$ 420,967

**North Springs Improvement District  
 Series 2014, Special Assessment Bonds  
 Assessment Area B (Term Bonds Due 5/1/2027)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 930,000	6.125%	\$ -	\$ 28,481	\$ 28,481
5/1/2024	\$ 930,000	6.125%	\$ 210,000	\$ 28,481	\$ -
11/1/2024	\$ 720,000	6.125%	\$ -	\$ 22,050	\$ 260,531
5/1/2025	\$ 720,000	6.125%	\$ 225,000	\$ 22,050	\$ -
11/1/2025	\$ 495,000	6.125%	\$ -	\$ 15,159	\$ 262,209
5/1/2026	\$ 495,000	6.125%	\$ 240,000	\$ 15,159	\$ -
11/1/2026	\$ 255,000	6.125%	\$ -	\$ 7,809	\$ 262,969
5/1/2027	\$ 255,000	6.125%	\$ 255,000	\$ 7,809	\$ 262,809
<b>Totals</b>			\$ 930,000	\$ 147,000	

**North Springs Improvement District  
 Series 2014, Special Assessment Bonds  
 Assessment Area B (Term Bonds Due 5/1/2034)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ 74,109
5/1/2024	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ -
11/1/2024	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ 148,219
5/1/2025	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ -
11/1/2025	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ 148,219
5/1/2026	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ -
11/1/2026	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ 148,219
5/1/2027	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ -
11/1/2027	\$ 2,325,000	6.375%	\$ -	\$ 74,109	\$ 148,219
5/1/2028	\$ 2,325,000	6.375%	\$ 270,000	\$ 74,109	\$ -
11/1/2028	\$ 2,055,000	6.375%	\$ -	\$ 65,503	\$ 409,613
5/1/2029	\$ 2,055,000	6.375%	\$ 290,000	\$ 65,503	\$ -
11/1/2029	\$ 1,765,000	6.375%	\$ -	\$ 56,259	\$ 411,763
5/1/2030	\$ 1,765,000	6.375%	\$ 310,000	\$ 56,259	\$ -
11/1/2030	\$ 1,455,000	6.375%	\$ -	\$ 46,378	\$ 412,638
5/1/2031	\$ 1,455,000	6.375%	\$ 330,000	\$ 46,378	\$ -
11/1/2031	\$ 1,125,000	6.375%	\$ -	\$ 35,859	\$ 412,238
5/1/2032	\$ 1,125,000	6.375%	\$ 350,000	\$ 35,859	\$ -
11/1/2032	\$ 775,000	6.375%	\$ -	\$ 24,703	\$ 410,563
5/1/2033	\$ 775,000	6.375%	\$ 375,000	\$ 24,703	\$ -
11/1/2033	\$ 400,000	6.375%	\$ -	\$ 12,750	\$ 412,453
5/1/2034	\$ 400,000	6.375%	\$ 400,000	\$ 12,750	\$ 412,750
<b>Totals</b>			\$ 2,325,000	\$ 1,224,000	



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 3,255,000		\$ -	\$ 102,591	\$ 102,591
5/1/2024	\$ 3,255,000		\$ 210,000	\$ 102,591	\$ -
11/1/2024	\$ 3,045,000		\$ -	\$ 96,159	\$ 408,750
5/1/2025	\$ 3,045,000		\$ 225,000	\$ 96,159	\$ -
11/1/2025	\$ 2,820,000		\$ -	\$ 89,269	\$ 410,428
5/1/2026	\$ 2,820,000		\$ 240,000	\$ 89,269	\$ -
11/1/2026	\$ 2,580,000		\$ -	\$ 81,919	\$ 411,188
5/1/2027	\$ 2,580,000		\$ 255,000	\$ 81,919	\$ -
11/1/2027	\$ 2,325,000		\$ -	\$ 74,109	\$ 411,028
5/1/2028	\$ 2,325,000		\$ 270,000	\$ 74,109	\$ -
11/1/2028	\$ 2,055,000		\$ -	\$ 65,503	\$ 409,613
5/1/2029	\$ 2,055,000		\$ 290,000	\$ 65,503	\$ -
11/1/2029	\$ 1,765,000		\$ -	\$ 56,259	\$ 411,763
5/1/2030	\$ 1,765,000		\$ 310,000	\$ 56,259	\$ -
11/1/2030	\$ 1,455,000		\$ -	\$ 46,378	\$ 412,638
5/1/2031	\$ 1,455,000		\$ 330,000	\$ 46,378	\$ -
11/1/2031	\$ 1,125,000		\$ -	\$ 35,859	\$ 412,238
5/1/2032	\$ 1,125,000		\$ 350,000	\$ 35,859	\$ -
11/1/2032	\$ 775,000		\$ -	\$ 24,703	\$ 410,563
5/1/2033	\$ 775,000		\$ 375,000	\$ 24,703	\$ -
11/1/2033	\$ 400,000		\$ -	\$ 12,750	\$ 412,453
5/1/2034	\$ 400,000		\$ 400,000	\$ 12,750	\$ 412,750
<b>Totals</b>			\$ 3,255,000	\$ 1,371,000	

**North Springs Improvement District**  
**Debt Service Fund - Series 2014, Water Management Bonds**  
**Unit Area B (Watercrest)**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 13,957	\$ -	\$ 13,957	\$ 5,500
Benefit Assessments	\$ 398,163	\$ 403,211	\$ -	\$ 403,211	\$ 398,163
<b>Total Revenues</b>	<b>\$ 398,263</b>	<b>\$ 417,168</b>	<b>\$ -</b>	<b>\$ 417,168</b>	<b>\$ 403,663</b>

Debt Service Expenditures:

Interest - 11/1	\$ 199,081	\$ 199,081	\$ -	\$ 700	\$ 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	\$ 300	\$ 700	\$ 1,000	\$ 1,000
Trustee	\$ 3,000	\$ 3,233	\$ -	\$ 3,233	\$ 3,000

<b>Total Expenditures</b>	<b>\$ 401,862</b>	<b>\$ 402,395</b>	<b>\$ 700</b>	<b>\$ 204,714</b>	<b>\$ 402,863</b>
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<b>Excess Revenues</b>	<b>\$ (3,599)</b>	<b>\$ 14,773</b>	<b>\$ (700)</b>	<b>\$ 212,454</b>	<b>\$ 801</b>
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<b>Beginning Fund Balance</b>	<b>\$ 208,480</b>	<b>\$ 191,362</b>	<b>\$ -</b>	<b>\$ 191,362</b>	<b>\$ 403,816</b>
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<b>Ending Fund Balance</b>	<b>\$ 204,881</b>	<b>\$ 206,135</b>	<b>\$ (700)</b>	<b>\$ 403,816</b>	<b>\$ 404,617</b>
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(1) Fund Balance is net of Reserve

Requirement:

Fund Balance	\$ 457,694
Less: Reserve Requirement	\$ (266,332)
<b>Net Beginning Fund Balance</b>	<b>\$ 191,362</b>

Interest - 11/1/2024

\$ 199,081

Total

\$ 199,081

<u>Units</u>	<u>Gross Per Unit</u>	<u>Total Gross Assessment</u>
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**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 199,081
5/1/2024	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2024	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2025	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2025	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2026	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2026	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2027	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2027	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2028	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2028	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2029	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2029	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2030	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2030	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2031	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2031	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2032	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2032	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2033	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2033	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2034	\$ 6,010,000	6.625%	\$ -	\$ 199,081	
11/1/2034	\$ 6,010,000	6.625%	\$ -	\$ 199,081	\$ 398,163
5/1/2035	\$ 6,010,000	6.625%	\$ 440,000	\$ 199,081	
11/1/2035	\$ 5,570,000	6.625%	\$ -	\$ 184,506	\$ 823,588
5/1/2036	\$ 5,570,000	6.625%	\$ 470,000	\$ 184,506	
11/1/2036	\$ 5,100,000	6.625%	\$ -	\$ 168,938	\$ 823,444
5/1/2037	\$ 5,100,000	6.625%	\$ 500,000	\$ 168,938	
11/1/2037	\$ 4,600,000	6.625%	\$ -	\$ 152,375	\$ 821,313
5/1/2038	\$ 4,600,000	6.625%	\$ 535,000	\$ 152,375	
11/1/2038	\$ 4,065,000	6.625%	\$ -	\$ 134,653	\$ 822,028
5/1/2039	\$ 4,065,000	6.625%	\$ 570,000	\$ 134,653	
11/1/2039	\$ 3,495,000	6.625%	\$ -	\$ 115,772	\$ 820,425
5/1/2040	\$ 3,495,000	6.625%	\$ 610,000	\$ 115,772	
11/1/2040	\$ 2,885,000	6.625%	\$ -	\$ 95,566	\$ 821,338
5/1/2041	\$ 2,885,000	6.625%	\$ 650,000	\$ 95,566	
11/1/2041	\$ 2,235,000	6.625%	\$ -	\$ 74,034	\$ 819,600
5/1/2042	\$ 2,235,000	6.625%	\$ 695,000	\$ 74,034	
11/1/2042	\$ 1,540,000	6.625%	\$ -	\$ 51,013	\$ 820,047
5/1/2043	\$ 1,540,000	6.625%	\$ 745,000	\$ 51,013	
11/1/2043	\$ 795,000	6.625%	\$ -	\$ 26,334	\$ 822,347
5/1/2044	\$ 795,000	6.625%	\$ 795,000	\$ 26,334	\$ 821,334
<b>Totals</b>			\$ 6,010,000	\$ 6,784,331	

**North Springs Improvement District**  
**Debt Service Fund - Series 2014 Water Management Refunding Bonds**  
**Supplement No.2**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 15,968	\$ -	\$ 15,968	\$ 6,000
Benefit Assessments	\$ 743,684	\$ 740,872	\$ 2,812	\$ 743,684	\$ 743,684
<b>Total Revenues</b>	<b>\$ 743,784</b>	<b>\$ 756,840</b>	<b>\$ 2,812</b>	<b>\$ 759,652</b>	<b>\$ 749,684</b>

Debt Service Expenditures:

Interest - 11/1	\$ 21,712	\$ 21,712	\$ -	\$ 21,712	\$ 11,007
Principal - 5/1	\$ 710,000	\$ 710,000	\$ -	\$ 710,000	\$ 730,000
Interest - 5/1	\$ 21,358	\$ 21,358	\$ -	\$ 21,358	\$ 10,887

Other Debt Service Expenditures:

Arbitrage Rebate	\$ 700	\$ 650	\$ 50	\$ 700	\$ 700
Dissemination Agent	\$ 1,000	\$ 300	\$ 700	\$ 1,000	\$ 1,000
Trustee	\$ 3,771	\$ 4,256	\$ -	\$ 4,256	\$ 4,256
			\$ -		
<b>Total Expenditures</b>	<b>\$ 758,541</b>	<b>\$ 758,276</b>	<b>\$ 750</b>	<b>\$ 759,026</b>	<b>\$ 757,850</b>

<b>Excess Revenues</b>	<b>\$ (14,757)</b>	<b>\$ (1,436)</b>	<b>\$ 2,062</b>	<b>\$ 626</b>	<b>\$ (8,166)</b>
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<b>Beginning Fund Balance</b>	<b>\$ 197,870</b>	<b>\$ 181,940</b>	<b>\$ -</b>	<b>\$ 181,940</b>	<b>\$ 182,566</b>
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<b>Ending Fund Balance</b>	<b>\$ 183,113</b>	<b>\$ 180,504</b>	<b>\$ 2,062</b>	<b>\$ 182,566</b>	<b>\$ 174,400</b>
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(1) Beginning Fund Balance is net of Reserve Requirement:

Beginning Fund Balance	\$ 256,307
Less: Reserve Requirement	<u>\$ (74,367)</u>
Net Beginning Fund Balance	<u>\$ 181,940</u>

Interest - 11/1/2024 \$ -

Units	Gross Per Unit	Total Gross Assessment
2,695	\$ 297	\$ 799,660
		<u>\$ 799,660</u>
		<u>\$ (55,976)</u>
		<u>\$ 743,684</u>

**North Springs Improvement District  
 Series 2014 Water Management Refunding Bonds  
 Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 730,000	\$ -	\$ 11,007	\$ 11,007
5/1/2024	\$ 730,000	\$ 730,000	\$ 10,887	\$ 740,887
<b>Totals</b>		\$ 730,000	\$ 21,894	

**North Springs Improvement District**  
**Debt Service Fund - Series 2015 Water Management Refunding Bonds**  
**Supplement No. 3**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 15,889	\$ -	\$ 15,889	\$ 6,000
Benefit Assessments	\$ 505,409	\$ 509,305	\$ -	\$ 509,305	\$ 505,409
<b>Total Revenues</b>	<b>\$ 505,509</b>	<b>\$ 525,194</b>	<b>\$ -</b>	<b>\$ 525,194</b>	<b>\$ 511,409</b>
<u>Debt Service Expenditures:</u>					
Interest - 11/1	\$ 83,390	\$ 83,390	\$ -	\$ 83,390	\$ 78,120
Principal - 5/1	\$ 340,000	\$ 340,000	\$ -	\$ 340,000	\$ 350,000
Interest - 5/1	\$ 83,390	\$ 83,390	\$ -	\$ 83,390	\$ 78,120
<u>Other Debt Service Expenditures:</u>					
Arbitrage Rebate	\$ 650	\$ 650	\$ -	\$ 650	\$ 650
Dissemination	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Trustee	\$ 3,771	\$ 4,256	\$ -	\$ 4,256	\$ 4,256
<b>Total Expenditures</b>	<b>\$ 512,201</b>	<b>\$ 511,686</b>	<b>\$ -</b>	<b>\$ 511,686</b>	<b>\$ 511,146</b>
<b>Excess Revenues</b>	<b>\$ (6,693)</b>	<b>\$ 13,508</b>	<b>\$ -</b>	<b>\$ 13,508</b>	<b>\$ 263</b>
<b>Beginning Fund Balance</b>	<b>\$ 153,731</b>	<b>\$ 158,207</b>	<b>\$ -</b>	<b>\$ 158,207</b>	<b>\$ 171,715</b>
<b>Ending Fund Balance</b>	<b>\$ 147,038</b>	<b>\$ 171,715</b>	<b>\$ -</b>	<b>\$ 171,715</b>	<b>\$ 171,977</b>

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

Beginning Fund Balance	\$ 410,913
Less: Reserve Requirement	\$ (252,706)
<b>Net Beginning Fund Balance</b>	<b>\$ 158,207</b>

Interest - 11/1/2024	\$ 72,695
<b>Total</b>	<b>\$ 72,695</b>

Units	Gross Per Unit	Total Gross Assessment
1,334	\$ 407	\$ 543,445
Gross Assessment		\$ 543,445
Less: Disc. & Collections @ 7%		\$ (38,041)
Net Assessments		<b>\$ 505,404</b>

**North Springs Improvement District**  
**Series 2015 Water Management Refunding Bonds**  
**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 5,040,000	3.100%	\$ -	\$ 78,120	\$ 78,120
5/1/2024	\$ 5,040,000	3.100%	\$ 350,000	\$ 78,120	\$ -
11/1/2024	\$ 4,690,000	3.100%	\$ -	\$ 72,695	\$ 500,815
5/1/2025	\$ 4,690,000	3.100%	\$ 365,000	\$ 72,695	\$ -
11/1/2025	\$ 4,325,000	3.100%	\$ -	\$ 67,038	\$ 504,733
5/1/2026	\$ 4,325,000	3.100%	\$ 375,000	\$ 67,038	\$ -
11/1/2026	\$ 3,950,000	3.100%	\$ -	\$ 61,225	\$ 503,263
5/1/2027	\$ 3,950,000	3.100%	\$ 385,000	\$ 61,225	\$ -
11/1/2027	\$ 3,565,000	3.100%	\$ -	\$ 55,258	\$ 501,483
5/1/2028	\$ 3,565,000	3.100%	\$ 400,000	\$ 55,258	\$ -
11/1/2028	\$ 3,165,000	3.100%	\$ -	\$ 49,058	\$ 504,315
5/1/2029	\$ 3,165,000	3.100%	\$ 410,000	\$ 49,058	\$ -
11/1/2029	\$ 2,755,000	3.100%	\$ -	\$ 42,703	\$ 501,760
5/1/2030	\$ 2,755,000	3.100%	\$ 425,000	\$ 42,703	\$ -
11/1/2030	\$ 2,330,000	3.100%	\$ -	\$ 36,115	\$ 503,818
5/1/2031	\$ 2,330,000	3.100%	\$ 440,000	\$ 36,115	\$ -
11/1/2031	\$ 1,890,000	3.100%	\$ -	\$ 29,295	\$ 505,410
5/1/2032	\$ 1,890,000	3.100%	\$ 450,000	\$ 29,295	\$ -
11/1/2032	\$ 1,440,000	3.100%	\$ -	\$ 22,320	\$ 501,615
5/1/2033	\$ 1,440,000	3.100%	\$ 465,000	\$ 22,320	\$ -
11/1/2033	\$ 975,000	3.100%	\$ -	\$ 15,113	\$ 502,433
5/1/2034	\$ 975,000	3.100%	\$ 480,000	\$ 15,113	\$ -
11/1/2034	\$ 495,000	3.100%	\$ -	\$ 7,673	\$ 502,785
5/1/2035	\$ 495,000	3.100%	\$ 495,000	\$ 7,673	\$ 502,673
<b>Totals</b>			\$ 5,040,000	\$ 1,073,220	

**North Springs Improvement District**  
**Debt Service Fund - Series 2016 Special Assessment Refunding Bonds**  
**Parkland Golf & Country Club**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 2,500	\$ 56,035	\$ -	\$ 56,035	\$ 21,000
Assessments	\$ 1,708,383	\$ 1,696,123	\$ 12,260	\$ 1,708,383	\$ 1,708,383
Transfer In	\$ -	\$ 39,093	\$ -	\$ 39,093	\$ -
<b>Total Revenues</b>	<b>\$ 1,710,883</b>	<b>\$ 1,791,251</b>	<b>\$ 12,260</b>	<b>\$ 1,803,511</b>	<b>\$ 1,729,383</b>

Debt Service Expenditures:

Interest - 11/1	\$ 106,781	\$ 106,279	\$ -	\$ 106,279	\$ 81,405
Principal - 5/1	\$ 1,510,000	\$ -	\$ 1,510,000	\$ 1,510,000	\$ 1,560,000
Special Call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 106,781	\$ -	\$ 106,781	\$ 106,781	\$ 81,405

Other Debt Service Expenditures:

Arbitrage Rebate	\$ 650	\$ -	\$ 650	\$ 650	\$ 650
Dissemination	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Trustee	\$ 3,771	\$ 4,041	\$ -	\$ 4,041	\$ 4,041

<b>Total Expenditures</b>	<b>\$ 1,728,983</b>	<b>\$ 110,319</b>	<b>\$ 1,617,431</b>	<b>\$ 1,727,750</b>	<b>\$ 1,727,501</b>
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<b>Excess Revenues</b>	<b>\$ (18,100)</b>	<b>\$ 1,680,932</b>	<b>\$ (1,605,171)</b>	<b>\$ 75,761</b>	<b>\$ 1,882</b>
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<b>Beginning Fund Balance</b>	<b>\$ 610,684</b>	<b>\$ 637,605</b>	<b>\$ -</b>	<b>\$ 637,605</b>	<b>\$ 713,365</b>
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<b>Ending Fund Balance</b>	<b>\$ 592,584</b>	<b>\$ 2,318,536</b>	<b># \$ (1,605,171)</b>	<b>\$ 713,365</b>	<b>\$ 715,247</b>
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(1) Beginning Fund Balance is net of Reserve Requirement:

Beginning Fund Balance	\$ 1,491,796
Less: Reserve Requirement	\$ (854,191)
<b>Net Beginning Fund Balance</b>	<b>\$ 637,605</b>

Interest - 11/1/2024

\$ 55,191

Total

\$ 55,191



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

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 4,845,000	3.350%	\$ -	\$ 81,405	\$ 81,405
5/1/2024	\$ 4,845,000	3.350%	\$ 1,560,000	\$ 81,405	\$ -
11/1/2024	\$ 3,285,000	3.350%	\$ -	\$ 55,191	\$ 1,696,596
5/1/2025	\$ 3,285,000	3.350%	\$ 1,615,000	\$ 55,191	\$ -
11/1/2025	\$ 1,670,000	3.350%	\$ -	\$ 28,056	\$ 1,698,248
5/1/2026	\$ 1,670,000	3.350%	\$ 1,670,000	\$ 28,056	\$ -
11/1/2026	\$ -	3.350%	\$ -		\$ 1,698,056
<b>Totals</b>			\$ 4,845,000	\$ 329,305	

**North Springs Improvement District**  
**Debt Service Fund - Heron Bay North Series 2016 Special Assessment Refunding Bonds**  
**Heron Bay North**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
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Revenues:

Interest Income	\$ 1,100	\$ 15,871	\$ -	\$ 15,871	\$ 6,000
Assessments - Tax Collector	\$ 425,412	\$ 430,064	\$ -	\$ 430,064	\$ 425,412

<b>Total Revenues</b>	<b>\$ 426,512</b>	<b>\$ 445,935</b>	<b>\$ -</b>	<b>\$ 445,935</b>	<b>\$ 431,412</b>
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Debt Service Expenditures:

Series 2016

Interest - 11/1	\$ 24,051	\$ 24,051	\$ -	\$ 24,051	\$ 19,512
Principal - 5/1	\$ 335,000	\$ 335,000	\$ -	\$ 335,000	\$ 345,000
Interest - 5/1	\$ 24,051	\$ 24,051	\$ -	\$ 24,051	\$ 19,512

Other Debt Service Expenditures:

Arbitrage Rebate	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Dissemination	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Trustee	\$ 3,100	\$ -	\$ 3,100	\$ 3,100	\$ 3,100

<b>Total Expenditures</b>	<b>\$ 387,202</b>	<b>\$ 383,102</b>	<b>\$ 4,100</b>	<b>\$ 387,202</b>	<b>\$ 388,124</b>
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Excess Revenues</b>	<b>\$ 39,310</b>	<b>\$ 62,833</b>	<b>\$ (4,100)</b>	<b>\$ 58,733</b>	<b>\$ 43,288</b>
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<b>Beginning Fund Balance</b>	<b>\$ 341,314</b>	<b>\$ 346,812</b>	<b>\$ -</b>	<b>\$ 346,812</b>	<b>\$ 405,545</b>
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<b>Ending Fund Balance</b>	<b>\$ 380,624</b>	<b>\$ 409,645</b>	<b>\$ (4,100)</b>	<b>\$ 405,545</b>	<b>\$ 448,833</b>
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(1) Beginning Fund Balance is net of Reserve Requirement:

Beginning Fund Balance	\$ 566,947
Less: Reserve Requirement	\$ (220,135)
Net Beginning Fund Balance	\$ 346,812

Interest - 11/1/2024	\$ 14,837
<b>Total</b>	<b>\$ 14,837</b>

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

**North Springs Improvement District**  
**Series 2016, Heron Bay North Special Assessments Refunding Bonds**  
**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 1,440,000	2.710%	\$ -	\$ 19,512	\$ 19,512
5/1/2024	\$ 1,440,000	2.710%	\$ 345,000	\$ 19,512	
11/1/2024	\$ 1,095,000	2.710%	\$ -	\$ 14,837	\$ 379,349
5/1/2025	\$ 1,095,000	2.710%	\$ 355,000	\$ 14,838	
11/1/2025	\$ 740,000	2.710%	\$ -	\$ 14,837	\$ 384,675
5/1/2026	\$ 740,000	2.710%	\$ 365,000	\$ 10,027	
11/1/2026	\$ 375,000	2.710%	\$ -	\$ 10,027	\$ 385,054
5/1/2027	\$ 375,000	2.710%	\$ 375,000	\$ 5,081	
<b>Totals</b>			\$ 1,440,000	\$ 108,671	

**North Springs Improvement District**  
**Debt Service Fund - Series 2017 Special Assessment Bonds**  
**Assessment Area C**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
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Revenues:

Interest Income	\$	100	\$	20,415	\$	-	\$	20,415	\$	8,000
Assessments	\$	672,552	\$	679,582	\$	-	\$	679,582	\$	672,552

<b>Total Revenues</b>	<b>\$</b>	<b>672,652</b>	<b>\$</b>	<b>699,997</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>699,997</b>	<b>\$</b>	<b>680,552</b>
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Debt Service Expenditures:

Interest 11/1	\$	174,563	\$	174,563	\$	-	\$	174,563	\$	168,875
Interest 5/1	\$	174,563	\$	174,563	\$	-	\$	174,563	\$	168,875
Principal	\$	325,000	\$	325,000	\$	-	\$	325,000	\$	340,000

Other Debt Service Expenditures:

Arbitrage Rebate	\$	650	\$	700	\$	-	\$	700	\$	650
Dissemination	\$	1,000	\$	-	\$	1,000	\$	1,000	\$	1,000
Trustee	\$	3,771	\$	4,256	\$	-	\$	4,256	\$	4,256

<b>Total Expenditures</b>	<b>\$</b>	<b>679,547</b>	<b>\$</b>	<b>679,082</b>	<b>\$</b>	<b>1,000</b>	<b>\$</b>	<b>680,082</b>	<b>\$</b>	<b>683,656</b>
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Excess Revenues	\$	(6,895)	\$	20,915	\$	(1,000)	\$	19,915	\$	(3,104)
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Beginning Fund Balance	\$	229,720	\$	244,808	\$	-	\$	244,808	\$	264,723
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Ending Fund Balance	\$	222,825	\$	265,723	\$	(1,000)	\$	264,723	\$	261,619
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Beginning Fund Balance is net of Reserve Requirement:				Interest - 11/1/2024		\$ 162,075
Beginning Fund Balance	\$	581,083		Total		<u>\$ 162,075</u>
Less: Reserve Requirement	<u>\$</u>	<u>(336,275)</u>				
Net Beginning Fund Balance	<u>\$</u>	<u>244,808</u>				

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

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

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 7,125,000	\$ -	\$ 168,875	\$ 168,875
5/1/2024	\$ 7,125,000	\$ 340,000	\$ 168,875	
11/1/2024	\$ 6,785,000	\$ -	\$ 162,075	\$ 839,825
5/1/2025	\$ 6,785,000	\$ 355,000	\$ 162,075	
11/1/2025	\$ 6,430,000	\$ -	\$ 154,975	\$ 834,125
5/1/2026	\$ 6,430,000	\$ 370,000	\$ 154,975	
11/1/2026	\$ 6,060,000	\$ -	\$ 147,575	\$ 827,525
5/1/2027	\$ 6,060,000	\$ 385,000	\$ 147,575	
11/1/2027	\$ 5,675,000	\$ -	\$ 139,875	\$ 820,025
5/1/2028	\$ 5,675,000	\$ 400,000	\$ 139,875	
11/1/2028	\$ 5,275,000	\$ -	\$ 131,875	\$ 811,625
5/1/2029	\$ 5,275,000	\$ 415,000	\$ 131,875	
11/1/2029	\$ 4,860,000	\$ -	\$ 121,500	\$ 800,250
5/1/2030	\$ 4,860,000	\$ 440,000	\$ 121,500	
11/1/2030	\$ 4,420,000	\$ -	\$ 110,500	\$ 793,500
5/1/2031	\$ 4,420,000	\$ 460,000	\$ 110,500	
11/1/2031	\$ 3,960,000	\$ -	\$ 99,000	\$ 780,000
5/1/2032	\$ 3,960,000	\$ 485,000	\$ 99,000	
11/1/2032	\$ 3,475,000	\$ -	\$ 86,875	\$ 769,875
5/1/2033	\$ 3,475,000	\$ 510,000	\$ 86,875	
11/1/2033	\$ 2,965,000	\$ -	\$ 74,125	\$ 757,875
5/1/2034	\$ 2,965,000	\$ 535,000	\$ 74,125	
11/1/2034	\$ 2,430,000	\$ -	\$ 60,750	\$ 744,000
5/1/2035	\$ 2,430,000	\$ 565,000	\$ 60,750	
11/1/2035	\$ 1,865,000	\$ -	\$ 46,625	\$ 733,125
5/1/2036	\$ 1,865,000	\$ 590,000	\$ 46,625	
11/1/2036	\$ 1,275,000	\$ -	\$ 31,875	\$ 715,125
5/1/2037	\$ 1,275,000	\$ 620,000	\$ 31,875	
11/1/2037	\$ 655,000	\$ -	\$ 16,375	\$ 700,125
5/1/2038	\$ 655,000	\$ 655,000	\$ 16,375	
11/1/2038	\$ -	\$ -	\$ -	\$ 687,750
<b>Totals</b>		\$ 7,125,000	\$ 3,105,750	

**North Springs Improvement District**  
**Debt Service Fund - Series 2017 Water Management Bonds**  
**Unit Area C**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 14,369	\$ -	\$ 14,369	\$ 5,500
Assessments	\$ 435,503	\$ 440,059	\$ -	\$ 440,059	\$ 435,503
<b>Total Revenues</b>	<b>\$ 435,603</b>	<b>\$ 454,428</b>	<b>\$ -</b>	<b>\$ 454,428</b>	<b>\$ 441,003</b>
<u>Debt Service Expenditures:</u>					
Interest 11/1	\$ 217,750	\$ 217,750	\$ -	\$ 217,750	\$ 217,750
Interest 5/1	\$ 217,750	\$ 217,750	\$ -	\$ 217,750	\$ 217,750
Principal	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Debt Service Expenditures:</u>					
Arbitrage Rebate	\$ 650	\$ 700	\$ -	\$ 700	\$ 650
Dissemination	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Trustee	\$ 3,771	\$ 4,256	\$ -	\$ 4,256	\$ 4,256
<b>Total Expenditures</b>	<b>\$ 440,921</b>	<b>\$ 440,456</b>	<b>\$ 1,000</b>	<b>\$ 441,456</b>	<b>\$ 441,406</b>
<b>Excess Revenues</b>	<b>\$ (5,318)</b>	<b>\$ 13,972</b>	<b>\$ (1,000)</b>	<b>\$ 12,972</b>	<b>\$ (403)</b>
<b>Beginning Fund Balance</b>	<b>\$ 513,521</b>	<b>\$ 209,997</b>	<b>\$ -</b>	<b>\$ 209,997</b>	<b>\$ 222,968</b>
<b>Ending Fund Balance</b>	<b>\$ 508,203</b>	<b>\$ 223,968</b>	<b>\$ (1,000)</b>	<b>\$ 222,968</b>	<b>\$ 222,566</b>

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2024	\$ 217,750
Beginning Fund Balance	\$ 472,287	Total	<u>\$ 217,750</u>
Less: Reserve Requirement	<u>\$ (262,290)</u>		
Net Beginning Fund Balance	<u>\$ 209,997</u>		

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

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

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 8,710,000	\$ -	\$ 217,750	\$ 217,750
5/1/2024	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2024	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2025	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2025	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2026	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2026	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2027	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2027	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2028	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2028	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2029	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2029	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2030	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2030	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2031	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2031	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2032	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2032	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2033	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2033	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2034	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2034	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2035	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2035	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2036	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2036	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2037	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2037	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2038	\$ 8,710,000	\$ -	\$ 217,750	
11/1/2038	\$ 8,710,000	\$ -	\$ 217,750	\$ 435,500
5/1/2039	\$ 8,710,000	\$ 690,000	\$ 217,750	
11/1/2039	\$ 8,020,000		\$ 200,500	\$ 1,108,250
5/1/2040	\$ 8,020,000	\$ 725,000	\$ 200,500	
11/1/2040	\$ 7,295,000		\$ 182,375	\$ 1,107,875
5/1/2041	\$ 7,295,000	\$ 760,000	\$ 182,375	
11/1/2041	\$ 6,535,000		\$ 163,375	\$ 1,105,750
5/1/2042	\$ 6,535,000	\$ 800,000	\$ 163,375	
11/1/2042	\$ 5,735,000		\$ 143,375	\$ 1,106,750
5/1/2043	\$ 5,735,000	\$ 840,000	\$ 143,375	

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

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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	
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
<b>Totals</b>		<b>\$ 8,710,000</b>	<b>\$ 9,105,750</b>	



**North Springs Improvement District**  
**Debt Service Fund - Series 2018 (Pump Station No. 3) Special Assessment Bonds**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 5,721	\$ -	\$ 5,721	\$ 2,000
Assessments	\$ 246,950	\$ 249,330	\$ -	\$ 249,330	\$ 246,950
<b>Total Revenues</b>	<b>\$ 247,050</b>	<b>\$ 255,051</b>	<b>\$ -</b>	<b>\$ 255,051</b>	<b>\$ 248,950</b>
<u>Debt Service Expenditures:</u>					
Interest 11/1	\$ 63,109	\$ 63,109	\$ -	\$ 63,109	\$ 60,859
Interest 5/1	\$ 63,109	\$ 63,109	\$ -	\$ 63,109	\$ 60,859
Principal	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
<u>Other Debt Service Expenditures:</u>					
Arbitrage Rebate	\$ 650	\$ -	\$ 650	\$ 650	\$ 650
Dissemination	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Trustee	\$ 3,771	\$ 4,256	\$ -	\$ 4,256	\$ 3,771
<b>Total Expenditures</b>	<b>\$ 251,639</b>	<b>\$ 250,474</b>	<b>\$ 1,650</b>	<b>\$ 252,124</b>	<b>\$ 252,139</b>
<b>Excess Revenues</b>	<b>\$ (4,589)</b>	<b>\$ 4,578</b>	<b>\$ (1,650)</b>	<b>\$ 2,928</b>	<b>\$ (3,189)</b>
<b>Beginning Fund Balance</b>	<b>\$ 67,267</b>	<b>\$ 70,381</b>	<b>\$ -</b>	<b>\$ 70,381</b>	<b>\$ 73,308</b>
<b>Ending Fund Balance</b>	<b>\$ 62,678</b>	<b>\$ 74,958</b>	<b>\$ (1,650)</b>	<b>\$ 73,308</b>	<b>\$ 70,119</b>

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2024	\$ 58,140
Beginning Fund Balance	\$ 132,118	Total	\$ 58,140
Less: Reserve Requirement	\$ (61,738)		
Net Beginning Fund Balance	\$ 70,381		

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**

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 2,615,000		\$ -	\$ 60,859	\$ 60,859
5/1/2024	\$ 2,615,000	4.350%	\$ 125,000	\$ 60,859	\$ -
11/1/2024	\$ 2,490,000		\$ -	\$ 58,140	\$ 243,999
5/1/2025	\$ 2,490,000	4.350%	\$ 130,000	\$ 58,140	\$ -
11/1/2025	\$ 2,360,000		\$ -	\$ 55,313	\$ 243,453
5/1/2026	\$ 2,360,000	4.350%	\$ 135,000	\$ 55,313	\$ -
11/1/2026	\$ 2,225,000		\$ -	\$ 52,376	\$ 242,689
5/1/2027	\$ 2,225,000	4.350%	\$ 140,000	\$ 52,376	\$ -
11/1/2027	\$ 2,085,000		\$ -	\$ 49,331	\$ 241,708
5/1/2028	\$ 2,085,000	4.350%	\$ 150,000	\$ 49,331	\$ -
11/1/2028	\$ 1,935,000		\$ -	\$ 46,069	\$ 245,400
5/1/2029	\$ 1,935,000	4.650%	\$ 155,000	\$ 46,069	\$ -
11/1/2029	\$ 1,780,000		\$ -	\$ 42,465	\$ 243,534
5/1/2030	\$ 1,780,000	4.650%	\$ 165,000	\$ 42,465	\$ -
11/1/2030	\$ 1,615,000		\$ -	\$ 38,629	\$ 246,094
5/1/2031	\$ 1,615,000	4.650%	\$ 170,000	\$ 38,629	\$ -
11/1/2031	\$ 1,445,000		\$ -	\$ 34,676	\$ 243,305
5/1/2032	\$ 1,445,000	4.650%	\$ 180,000	\$ 34,676	\$ -
11/1/2032	\$ 1,265,000		\$ -	\$ 30,491	\$ 245,168
5/1/2033	\$ 1,265,000	4.650%	\$ 185,000	\$ 30,491	\$ -
11/1/2033	\$ 1,080,000		\$ -	\$ 26,190	\$ 241,681
5/1/2034	\$ 1,080,000	4.850%	\$ 195,000	\$ 26,190	\$ -
11/1/2034	\$ 885,000		\$ -	\$ 21,461	\$ 242,651
5/1/2035	\$ 885,000	4.850%	\$ 205,000	\$ 21,461	\$ -
11/1/2035	\$ 680,000		\$ -	\$ 16,490	\$ 242,951
5/1/2036	\$ 680,000	4.850%	\$ 215,000	\$ 16,490	\$ -
11/1/2036	\$ 465,000		\$ -	\$ 11,276	\$ 242,766
5/1/2037	\$ 465,000	4.850%	\$ 225,000	\$ 11,276	\$ -
11/1/2037	\$ 240,000		\$ -	\$ 5,820	\$ 242,096
5/1/2038	\$ 240,000	4.850%	\$ 240,000	\$ 5,820	\$ -
11/1/2038	\$ -		\$ -		\$ 245,820
<b>Totals</b>			\$ 2,615,000	\$ 1,099,173	

**North Springs Improvement District**  
**Debt Service Fund - Parkland Bay Series 2018 Special Assessment Bonds**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 22	\$ 78	\$ 100	\$ 100
Assessments	\$ 545,702	\$ 548,845	\$ -	\$ 548,845	\$ 545,702
<b>Total Revenues</b>	<b>\$ 545,802</b>	<b>\$ 548,867</b>	<b>\$ 78</b>	<b>\$ 548,945</b>	<b>\$ 545,802</b>
<u>Debt Service Expenditures:</u>					
Interest 11/1	\$ 145,272	\$ 145,272	\$ -	\$ 145,272	\$ 140,331
Interest 5/1	\$ 145,272	\$ 145,272	\$ -	\$ 145,272	\$ 140,331
Principal	\$ 255,000	\$ 255,000	\$ -	\$ 255,000	\$ 270,000
<u>Other Debt Service Expenditures:</u>					
Arbitrage Rebate	\$ 650	\$ 650	\$ -	\$ 650	\$ 650
Dissemination	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Trustee	\$ 3,771	\$ -	\$ 3,771	\$ 3,771	\$ 3,771
<b>Total Expenditures</b>	<b>\$ 550,965</b>	<b>\$ 546,194</b>	<b>\$ 4,771</b>	<b>\$ 550,965</b>	<b>\$ 556,083</b>
<b>Excess Revenues</b>	<b>\$ (5,163)</b>	<b>\$ 2,673</b>	<b>\$ (4,693)</b>	<b>\$ (2,020)</b>	<b>\$ (10,281)</b>
<b>Beginning Fund Balance</b>	<b>\$ 184,310</b>	<b>\$ 185,906</b>	<b>\$ -</b>	<b>\$ 185,906</b>	<b>\$ 183,886</b>
<b>Ending Fund Balance</b>	<b>\$ 179,147</b>	<b>\$ 188,579</b>	<b>\$ (4,693)</b>	<b>\$ 183,886</b>	<b>\$ 173,605</b>

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2024	\$ 134,594
Beginning Fund Balance	\$ 471,276	Total	<u>\$ 134,594</u>
Less: Reserve Requirement	<u>\$ (285,369)</u>		
Net Beginning Fund Balance	<u>\$ 185,906</u>		

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

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

<b>Date</b>	<b>Balance</b>	<b>Coupon</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 5,945,000		\$ -	\$ 140,331	\$ 140,331
5/1/2024	\$ 5,945,000	4.250%	\$ 270,000	\$ 140,331	\$ -
11/1/2024	\$ 5,675,000		\$ -	\$ 134,594	\$ 544,925
5/1/2025	\$ 5,675,000	4.250%	\$ 280,000	\$ 134,594	\$ -
11/1/2025	\$ 5,395,000		\$ -	\$ 128,644	\$ 543,238
5/1/2026	\$ 5,395,000	4.250%	\$ 290,000	\$ 128,644	\$ -
11/1/2026	\$ 5,105,000		\$ -	\$ 122,481	\$ 541,125
5/1/2027	\$ 5,105,000	4.250%	\$ 305,000	\$ 122,481	\$ -
11/1/2027	\$ 4,800,000		\$ -	\$ 116,000	\$ 543,481
5/1/2028	\$ 4,800,000	4.875%	\$ 320,000	\$ 116,000	\$ -
11/1/2028	\$ 4,480,000		\$ -	\$ 109,200	\$ 545,200
5/1/2029	\$ 4,480,000	4.875%	\$ 335,000	\$ 109,200	\$ -
11/1/2029	\$ 4,145,000		\$ -	\$ 101,034	\$ 545,234
5/1/2030	\$ 4,145,000	4.875%	\$ 350,000	\$ 101,034	\$ -
11/1/2030	\$ 3,795,000		\$ -	\$ 92,503	\$ 543,538
5/1/2031	\$ 3,795,000	4.875%	\$ 365,000	\$ 92,503	\$ -
11/1/2031	\$ 3,430,000		\$ -	\$ 83,606	\$ 541,109
5/1/2032	\$ 3,430,000	4.875%	\$ 385,000	\$ 83,606	\$ -
11/1/2032	\$ 3,045,000		\$ -	\$ 74,222	\$ 542,828
5/1/2033	\$ 3,045,000	4.875%	\$ 405,000	\$ 74,222	\$ -
11/1/2033	\$ 2,640,000		\$ -	\$ 64,350	\$ 543,572
5/1/2034	\$ 2,640,000	4.875%	\$ 425,000	\$ 64,350	\$ -
11/1/2034	\$ 2,215,000		\$ -	\$ 53,991	\$ 543,341
5/1/2035	\$ 2,215,000	4.875%	\$ 445,000	\$ 53,991	\$ -
11/1/2035	\$ 1,770,000		\$ -	\$ 43,144	\$ 542,134
5/1/2036	\$ 1,770,000	4.875%	\$ 470,000	\$ 43,144	\$ -
11/1/2036	\$ 1,300,000		\$ -	\$ 31,688	\$ 544,831
5/1/2037	\$ 1,300,000	4.875%	\$ 490,000	\$ 31,688	\$ -
11/1/2037	\$ 810,000		\$ -	\$ 19,744	\$ 541,431
5/1/2038	\$ 810,000	4.875%	\$ 810,000	\$ 19,744	\$ -
11/1/2038	\$ -		\$ -		\$ 829,744
<b>Totals</b>			\$ 5,945,000	\$ 2,631,063	

**North Springs Improvement District**  
**Debt Service Fund - Parkland Bay Series 2018 Water Management Bonds**  
**Fiscal Year 2024**

Description	Adopted Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<u>Revenues:</u>					
Interest Income	\$ 100	\$ 29	\$ 71	\$ 100	\$ 100
Assessments	\$ 403,255	\$ 391,654	\$ 11,601	\$ 403,255	\$ 403,255
Transfer In	\$ -	\$ 31,604	\$ -	\$ 31,604	\$ -
<b>Total Revenues</b>	<b>\$ 403,355</b>	<b>\$ 423,287</b>	<b>\$ 11,672</b>	<b>\$ 434,959</b>	<b>\$ 403,355</b>
<u>Debt Service Expenditures:</u>					
Interest 11/1	\$ 201,375	\$ 201,375	\$ -	\$ 201,375	\$ 201,375
Interest 5/1	\$ 201,375	\$ 201,375	\$ -	\$ 201,375	\$ 201,375
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Debt Service Expenditures:</u>					
Arbitrage Rebate	\$ 650	\$ 650	\$ -	\$ 650	\$ 650
Dissemination	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Trustee	\$ 3,771	\$ -	\$ 3,771	\$ 3,771	\$ 3,771
<b>Total Expenditures</b>	<b>\$ 408,171</b>	<b>\$ 403,400</b>	<b>\$ 4,771</b>	<b>\$ 408,171</b>	<b>\$ 408,171</b>
<b>Excess Revenues</b>	<b>\$ (4,816)</b>	<b>\$ 19,887</b>	<b>\$ 6,901</b>	<b>\$ 26,788</b>	<b>\$ (4,816)</b>
<b>Beginning Fund Balance</b>	<b>\$ 221,663</b>	<b>\$ 226,477</b>	<b>\$ -</b>	<b>\$ 226,477</b>	<b>\$ 253,265</b>
<b>Ending Fund Balance</b>	<b>\$ 216,847</b>	<b>\$ 246,364</b>	<b>\$ 6,901</b>	<b>\$ 253,265</b>	<b>\$ 248,449</b>

Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2024	\$ 201,375
Beginning Fund Balance	\$ 739,602	Total	\$ 201,375
Less: Reserve Requirement	\$ (513,125)		
Net Beginning Fund Balance	\$ 226,477		

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

**North Springs Improvement District**  
**Parkland Bay Series 2018 Water Management Bonds**  
**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 8,055,000	\$ -	\$ 201,375	\$ 201,375
5/1/2024	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2024	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2025	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2025	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2026	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2026	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2027	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2027	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2028	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2028	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2029	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2029	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2030	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2030	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2031	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2031	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2032	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2032	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2033	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2033	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2034	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2034	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2035	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2035	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2036	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2036	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2037	\$ 8,055,000	\$ -	\$ 201,375	

**North Springs Improvement District  
Parkland Bay Series 2018 Water Management Bonds  
Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2037	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2038	\$ 8,055,000	\$ -	\$ 201,375	
11/1/2038	\$ 8,055,000	\$ -	\$ 201,375	\$ 402,750
5/1/2039	\$ 8,055,000	\$ 635,000	\$ 201,375	
11/1/2039	\$ 7,420,000	\$ -	\$ 185,750	\$ 1,022,125
5/1/2040	\$ 7,420,000	\$ 670,000	\$ 185,750	
11/1/2040	\$ 6,750,000	\$ -	\$ 168,750	\$ 1,024,500
5/1/2041	\$ 6,750,000	\$ 705,000	\$ 168,750	
11/1/2041	\$ 6,045,000	\$ -	\$ 151,125	\$ 1,024,875
5/1/2042	\$ 6,045,000	\$ 740,000	\$ 151,125	
11/1/2042	\$ 5,305,000	\$ -	\$ 132,625	\$ 1,023,750
5/1/2043	\$ 5,305,000	\$ 775,000	\$ 132,625	
11/1/2043	\$ 4,530,000	\$ -	\$ 113,250	\$ 1,020,875
5/1/2044	\$ 4,530,000	\$ 815,000	\$ 113,250	
11/1/2044	\$ 3,715,000	\$ -	\$ 92,875	\$ 1,021,125
5/1/2045	\$ 3,715,000	\$ 860,000	\$ 92,875	
11/1/2045	\$ 2,855,000	\$ -	\$ 71,375	\$ 1,024,250
5/1/2046	\$ 2,855,000	\$ 905,000	\$ 71,375	
11/1/2046	\$ 1,950,000	\$ -	\$ 48,750	\$ 1,025,125
5/1/2047	\$ 1,950,000	\$ 950,000	\$ 48,750	
11/1/2047	\$ 1,000,000	\$ -	\$ 25,000	\$ 1,023,750
5/1/2048	\$ 1,000,000	\$ 1,000,000	\$ 25,000	
11/1/2048	\$ -		\$ -	\$ 1,025,000
<b>Totals</b>		<b>\$ 8,055,000</b>	<b>\$ 8,423,000</b>	

**North Springs Improvement District**  
**Debt Service Fund - Series 2021 Water Management Bonds**  
**Fiscal Year 2024**

Description	Proposed Budget Fiscal Year 2023	Actual Thru 6/30/23	Projected Next 3 Months	Projected Actual 9/30/23	Proposed Budget Fiscal Year 2024
<b>Revenues:</b>					
Interest Income	\$ 100	\$ 38	\$ 62	\$ 100	\$ 100
Assessments	\$ 1,542,865	\$ 1,554,306	\$ -	\$ 1,554,306	\$ 1,542,865
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,542,965</b>	<b>\$ 1,554,344</b>	<b>\$ 62</b>	<b>\$ 1,554,406</b>	<b>\$ 1,542,965</b>

**Debt Service Expenditures:**

2021-1 Interest 11/1	\$ 310,325	\$ 310,325	\$ -	\$ 310,325	\$ 306,675
2021-1 Interest 5/1	\$ 310,325	\$ 310,325	\$ -	\$ 310,325	\$ 306,675
2021-1 Principal 5/1	\$ 365,000	\$ 365,000	\$ -	\$ 365,000	\$ 370,000
2021-2 Interest 11/1	\$ 172,146	\$ 172,146	\$ -	\$ 172,146	\$ 171,071
2021-2 Interest 5/1	\$ 172,146	\$ 172,146	\$ -	\$ 172,146	\$ 171,071
2021-2 Principal 5/1	\$ 215,000	\$ 215,000	\$ -	\$ 215,000	\$ 215,000

**Other Debt Service Expenditures:**

Arbitrage Rebate	\$ -	\$ 700	\$ -	\$ 700	\$ 700
Dissemination	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Trustee	\$ -	\$ 4,139	\$ -	\$ 4,139	\$ 4,139

<b>Total Expenditures</b>	<b>\$ 1,545,942</b>	<b>\$ 1,549,781</b>	<b>\$ 1,000</b>	<b>\$ 1,550,781</b>	<b>\$ 1,546,331</b>
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<b>Excess Revenues</b>	<b>\$ (2,977)</b>	<b>\$ 4,563</b>	<b>\$ (938)</b>	<b>\$ 3,625</b>	<b>\$ (3,366)</b>
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<b>Beginning Fund Balance</b>	<b>\$ 482,502</b>	<b>\$ 482,519</b>	<b>\$ -</b>	<b>\$ 482,519</b>	<b>\$ 486,144</b>
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<b>Ending Fund Balance</b>	<b>\$ 479,525</b>	<b>\$ 487,082</b>	<b>\$ (938)</b>	<b>\$ 486,144</b>	<b>\$ 482,778</b>
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Beginning Fund Balance is net of Reserve Requirement:		Interest - 11/1/2024	\$ 477,746
Beginning Fund Balance	\$ 675,416	Total	\$ 477,746
Less: Reserve Requirement	\$ (192,898)		
Net Beginning Fund Balance	\$ 482,519		

<u>Units</u>	<u>Per Unit</u>	<u>Total Assessment</u>
16898	\$ 98	\$ 1,659,046
Gross Assessment		\$ 1,659,046
Less: Disc. & Collections @ 7%		\$ (116,133)
Net Assessments		\$ 1,542,912



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

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 18,300,000	\$ -	\$ 306,675	\$ 306,675
5/1/2024	\$ 18,300,000	\$ 370,000.00	\$ 306,675	
11/1/2024	\$ 17,930,000	\$ -	\$ 302,975	\$ 979,650
5/1/2025	\$ 17,930,000	\$ 380,000.00	\$ 302,975	
11/1/2025	\$ 17,550,000	\$ -	\$ 299,175	\$ 982,150
5/1/2026	\$ 17,550,000	\$ 385,000.00	\$ 299,175	
11/1/2026	\$ 17,165,000	\$ -	\$ 295,325	\$ 979,500
5/1/2027	\$ 17,165,000	\$ 395,000.00	\$ 295,325	
11/1/2027	\$ 16,770,000	\$ -	\$ 289,400	\$ 979,725
5/1/2028	\$ 16,770,000	\$ 410,000.00	\$ 289,400	
11/1/2028	\$ 16,360,000	\$ -	\$ 281,200	\$ 980,600
5/1/2029	\$ 16,360,000	\$ 430,000.00	\$ 281,200	
11/1/2029	\$ 15,930,000	\$ -	\$ 272,600	\$ 983,800
5/1/2030	\$ 15,930,000	\$ 445,000.00	\$ 272,600	
11/1/2030	\$ 15,485,000	\$ -	\$ 263,700	\$ 981,300
5/1/2031	\$ 15,485,000	\$ 465,000.00	\$ 263,700	
11/1/2031	\$ 15,020,000	\$ -	\$ 254,400	\$ 983,100
5/1/2032	\$ 15,020,000	\$ 485,000.00	\$ 254,400	
11/1/2032	\$ 14,535,000	\$ -	\$ 244,700	\$ 984,100
5/1/2033	\$ 14,535,000	\$ 500,000.00	\$ 244,700	
11/1/2033	\$ 14,035,000	\$ -	\$ 234,700	\$ 979,400
5/1/2034	\$ 14,035,000	\$ 525,000.00	\$ 234,700	
11/1/2034	\$ 13,510,000	\$ -	\$ 224,200	\$ 983,900
5/1/2035	\$ 13,510,000	\$ 545,000.00	\$ 224,200	
11/1/2035	\$ 12,965,000	\$ -	\$ 213,300	\$ 982,500
5/1/2036	\$ 12,965,000	\$ 565,000.00	\$ 213,300	
11/1/2036	\$ 12,400,000	\$ -	\$ 202,000	\$ 980,300
5/1/2037	\$ 12,400,000	\$ 590,000.00	\$ 202,000	
11/1/2037	\$ 11,810,000	\$ -	\$ 190,200	\$ 982,200
5/1/2038	\$ 11,810,000	\$ 615,000.00	\$ 190,200	
11/1/2038	\$ 11,195,000	\$ -	\$ 177,900	\$ 983,100
5/1/2039	\$ 11,195,000	\$ 640,000.00	\$ 177,900	
11/1/2039	\$ 10,555,000	\$ -	\$ 165,100	\$ 983,000
5/1/2040	\$ 10,555,000	\$ 665,000.00	\$ 165,100	
11/1/2040	\$ 9,890,000	\$ -	\$ 151,800	\$ 981,900
5/1/2041	\$ 9,890,000	\$ 690,000.00	\$ 151,800	
11/1/2041	\$ 9,200,000	\$ -	\$ 138,000	\$ 979,800
5/1/2042	\$ 9,200,000	\$ 715,000.00	\$ 138,000	
11/1/2042	\$ 8,485,000	\$ -	\$ 127,275	\$ 980,275
5/1/2043	\$ 8,485,000	\$ 740,000.00	\$ 127,275	
11/1/2043	\$ 7,745,000	\$ -	\$ 116,175	\$ 983,450
5/1/2044	\$ 7,745,000	\$ 760,000.00	\$ 116,175	
11/1/2044	\$ 6,985,000	\$ -	\$ 104,775	\$ 980,950
5/1/2045	\$ 6,985,000	\$ 785,000.00	\$ 104,775	
11/1/2045	\$ 6,200,000	\$ -	\$ 93,000	\$ 982,775
5/1/2046	\$ 6,200,000	\$ 810,000.00	\$ 93,000	
11/1/2046	\$ 5,390,000	\$ -	\$ 80,850	\$ 983,850
5/1/2047	\$ 5,390,000	\$ 830,000.00	\$ 80,850	
11/1/2047	\$ 4,560,000	\$ -	\$ 68,400	\$ 979,250
5/1/2048	\$ 4,560,000	\$ 860,000.00	\$ 68,400	
11/1/2048	\$ 3,700,000	\$ -	\$ 55,500	\$ 983,900
5/1/2049	\$ 3,700,000	\$ 885,000.00	\$ 55,500	
11/1/2049	\$ 2,815,000	\$ -	\$ 42,225	\$ 982,725
5/1/2050	\$ 2,815,000	\$ 910,000.00	\$ 42,225	
11/1/2050	\$ 1,905,000	\$ -	\$ 28,575	\$ 980,800
5/1/2051	\$ 1,905,000	\$ 940,000.00	\$ 28,575	
11/1/2051	\$ 965,000	\$ -	\$ 14,475	\$ 983,050
5/1/2052	\$ 965,000	\$ 965,000.00	\$ 14,475	
11/1/2052	\$ -	\$ -	\$ -	\$ 979,475
<b>Totals</b>		\$ 18,300,000	\$ 10,477,200	

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

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/2023	\$ 9,995,000	\$ -	\$ 171,071	\$ 171,071
5/1/2024	\$ 9,995,000	\$ 215,000.00	\$ 171,071	
11/1/2024	\$ 9,780,000	\$ -	\$ 169,566	\$ 555,637
5/1/2025	\$ 9,780,000	\$ 220,000.00	\$ 169,566	
11/1/2025	\$ 9,560,000	\$ -	\$ 167,641	\$ 557,208
5/1/2026	\$ 9,560,000	\$ 225,000.00	\$ 167,641	
11/1/2026	\$ 9,335,000	\$ -	\$ 165,335	\$ 557,976
5/1/2027	\$ 9,335,000	\$ 230,000.00	\$ 165,335	
11/1/2027	\$ 9,105,000	\$ -	\$ 162,690	\$ 558,025
5/1/2028	\$ 9,105,000	\$ 235,000.00	\$ 162,690	
11/1/2028	\$ 8,870,000	\$ -	\$ 159,753	\$ 557,443
5/1/2029	\$ 8,870,000	\$ 240,000.00	\$ 159,753	
11/1/2029	\$ 8,630,000	\$ -	\$ 156,633	\$ 556,385
5/1/2030	\$ 8,630,000	\$ 245,000.00	\$ 156,633	
11/1/2030	\$ 8,385,000	\$ -	\$ 153,264	\$ 554,896
5/1/2031	\$ 8,385,000	\$ 255,000.00	\$ 153,264	
11/1/2031	\$ 8,130,000	\$ -	\$ 149,630	\$ 557,894
5/1/2032	\$ 8,130,000	\$ 260,000.00	\$ 149,630	
11/1/2032	\$ 7,870,000	\$ -	\$ 144,885	\$ 554,515
5/1/2033	\$ 7,870,000	\$ 270,000.00	\$ 144,885	
11/1/2033	\$ 7,600,000	\$ -	\$ 139,958	\$ 554,843
5/1/2034	\$ 7,600,000	\$ 280,000.00	\$ 139,958	
11/1/2034	\$ 7,320,000	\$ -	\$ 134,848	\$ 554,805
5/1/2035	\$ 7,320,000	\$ 290,000.00	\$ 134,848	
11/1/2035	\$ 7,030,000	\$ -	\$ 129,555	\$ 554,403
5/1/2036	\$ 7,030,000	\$ 305,000.00	\$ 129,555	
11/1/2036	\$ 6,725,000	\$ -	\$ 123,989	\$ 558,544
5/1/2037	\$ 6,725,000	\$ 315,000.00	\$ 123,989	
11/1/2037	\$ 6,410,000	\$ -	\$ 118,240	\$ 557,229
5/1/2038	\$ 6,410,000	\$ 325,000.00	\$ 118,240	
11/1/2038	\$ 6,085,000	\$ -	\$ 112,309	\$ 555,549
5/1/2039	\$ 6,085,000	\$ 340,000.00	\$ 112,309	
11/1/2039	\$ 5,745,000	\$ -	\$ 106,104	\$ 558,413
5/1/2040	\$ 5,745,000	\$ 350,000.00	\$ 106,104	
11/1/2040	\$ 5,395,000	\$ -	\$ 99,716	\$ 555,820
5/1/2041	\$ 5,395,000	\$ 365,000.00	\$ 99,716	
11/1/2041	\$ 5,030,000	\$ -	\$ 93,055	\$ 557,771
5/1/2042	\$ 5,030,000	\$ 380,000.00	\$ 93,055	
11/1/2042	\$ 4,650,000	\$ -	\$ 86,025	\$ 559,080
5/1/2043	\$ 4,650,000	\$ 390,000.00	\$ 86,025	
11/1/2043	\$ 4,260,000	\$ -	\$ 78,810	\$ 554,835
5/1/2044	\$ 4,260,000	\$ 405,000.00	\$ 78,810	
11/1/2044	\$ 3,855,000	\$ -	\$ 71,318	\$ 555,128
5/1/2045	\$ 3,855,000	\$ 420,000.00	\$ 71,318	
11/1/2045	\$ 3,435,000	\$ -	\$ 63,548	\$ 554,865
5/1/2046	\$ 3,435,000	\$ 440,000.00	\$ 63,548	
11/1/2046	\$ 2,995,000	\$ -	\$ 55,408	\$ 558,955
5/1/2047	\$ 2,995,000	\$ 455,000.00	\$ 55,408	
11/1/2047	\$ 2,540,000	\$ -	\$ 46,990	\$ 557,398
5/1/2048	\$ 2,540,000	\$ 470,000.00	\$ 46,990	
11/1/2048	\$ 2,070,000	\$ -	\$ 38,295	\$ 555,285
5/1/2049	\$ 2,070,000	\$ 490,000.00	\$ 38,295	\$ -
11/1/2049	\$ 1,580,000	\$ -	\$ 29,230	\$ 557,525
5/1/2050	\$ 1,580,000	\$ 510,000.00	\$ 29,230	\$ -
11/1/2050	\$ 1,070,000	\$ -	\$ 19,795	\$ 559,025
5/1/2051	\$ 1,070,000	\$ 525,000.00	\$ 19,795	\$ -
11/1/2051	\$ 545,000	\$ -	\$ 10,083	\$ 554,878
5/1/2052	\$ 545,000	\$ 545,000.00	\$ 10,083	\$ -
11/1/2052	\$ -	\$ -	\$ -	\$ 555,083
<b>Totals</b>		\$ 9,995,000	\$ 6,315,480	

## **FOURTH ORDER OF BUSINESS**

- II. Resolution 2023-13, Levying Non-Ad Valorem Assessments for  
Fiscal Year 2024

## RESOLUTION 2023-13

### A RESOLUTION OF THE NORTH SPRINGS IMPROVEMENT DISTRICT LEVYING ASSESSMENTS FOR PAYMENT OF DEBT SERVICE AND MAINTENANCE COSTS FOR THE PERIOD OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024

**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 2024, beginning October 1, 2023, 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 2024, beginning October 1, 2023, the District will be required to pay for its debt service detailed in Exhibit “A”; and

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

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

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

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

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

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

- a) A total General Fund maintenance special assessment will be, and the same is hereby, levied upon the lands within the District and that each acre of land therein shall pay its proportionate share of the assessments so levied, as identified and set forth in Exhibit “A” attached.

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED** by the Board of Supervisors of the North Springs Improvement District, this 6<sup>th</sup> day of September 2023.

\_\_\_\_\_  
Grace Solomon  
Secretary

\_\_\_\_\_  
Vincent Moretti  
President

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

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

WITNESS my hand and official seal in the county and State last aforesaid, this 6th day of September 2023.

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

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

**Exhibit A**

Description	Assessment Net	(7%) Collections	Assessment Gross	Units	Per Unit Gross
<b><u>Operations and Maintenance</u></b>					
General Fund - Administrative	\$770,378	\$57,985	\$828,364	17027	\$48.65
General Fund - Maintenance	\$2,262,677	\$170,309	\$2,432,986	16725	\$145.47
<b>Total General Fund</b>	<b>\$3,033,055</b>	<b>\$228,294</b>	<b>\$3,261,349</b>		<b>\$194.12</b>
Heron Bay Mitigation	\$207,261	\$15,600	\$222,861	3046	\$73.17
Parkland Isles	\$366,857	\$27,613	\$394,470	606	\$650.94
<b>Total Operations and Maintenance</b>	<b>\$3,607,173</b>	<b>\$271,508</b>	<b>\$3,878,680</b>		

**Debt Service Assessment**

Heron Bay North - Phase 1	\$142,362	\$10,715	\$153,077	425	\$360.18
Heron Bay North - Phase 2	\$283,051	\$21,305	\$304,356	338	\$900.46
<b>Subtotal</b>	<b>\$425,413</b>	<b>\$32,020</b>	<b>\$457,433</b>		
Unit 3 (205) Supplement No. 2	\$743,680	\$55,976	\$799,656	2695	\$296.72
Unit 5 (206) Supplement No. 3	\$505,408	\$38,041	\$543,449	1334	\$407.38
Parkland Golf & Country Club	\$1,701,037	\$128,035	\$1,829,072	1394	Various
<b>Subtotal</b>	<b>\$2,950,125</b>	<b>\$222,052</b>	<b>\$3,172,177</b>		
Assessment Area A (Mira Lago - Series 2014)	\$548,577	\$41,291	\$589,868	750	\$786.49
Unit Area A (Mira Lago - Series 2014)	\$505,724	\$38,065	\$543,789	750	\$725.05
Assessment Area B (Watercess - Series 2014)	\$420,252	\$31,632	\$451,884	588	\$768.51
Unit Area B (Watercess - Series 2014)	\$398,163	\$29,969	\$428,132	589	\$726.88
Assessment Area C (Mira Lago West- Series 2017)	\$672,552	\$50,622	\$723,174	596	\$1,213.38
Unit Area C (Mira Lago West- Series 2017)	\$435,503	\$32,780	\$468,283	596	\$785.71
Parkland Bay - Special Assessment	\$545,702	\$41,074	\$586,776	552	\$1,063.00
Parkland Bay - Water Management	\$403,255	\$30,353	\$433,608	552	\$785.52
Pump Station #3	\$246,950	\$18,588	\$265,538	1755	\$151.30
Heron Bay Water Management Project	\$1,542,865	\$116,130	\$1,658,995	17027	\$97.43
<b>Subtotal rounding</b>	<b>\$5,719,543</b>	<b>\$430,503</b>	<b>\$6,150,046</b>		
					(\$43)
<b>Total Debt Assessments</b>	<b>\$9,095,081</b>	<b>\$684,576</b>	<b>\$9,779,656</b>		
<b>Total Assessments - Tax Roll</b>	<b>\$12,702,253</b>	<b>\$956,084</b>	<b>\$13,658,294</b>		

# **FIFTH ORDER OF BUSINESS**

- I. Resolution 2023-14, Adopting the Proposed Water and Sewer Budget for Fiscal Year 2024



**RESOLUTION 2023-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE NORTH SPRINGS IMPROVEMENT DISTRICT  
ADOPTING THE WATER AND SEWER BUDGET FOR  
FISCAL YEAR 2024**

**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 2024, 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 2024 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 \$ 31,671,000; debt service requirement of \$ 3,648,789 ; expected operation and maintenance expenses of \$ 27,616,440 such that said budget shows a surplus of \$255,992 and the operation and maintenance thereof can continue through Fiscal Year 2024, 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 6<sup>th</sup> day of September 2023.

**NORTH SPRINGS IMPROVEMENT DISTRICT**

\_\_\_\_\_  
Vincent Moretti, President

**ATTEST**

\_\_\_\_\_  
Grace Solomon, Secretary

**STATE OF FLORIDA** <sup>SEP</sup> }  
**COUNTY OF BROWARD** }

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of September 2023 by Vincent Moretti, as President, and Grace Solomon, as Secretary, of the **North Springs Improvement District**.

\_\_\_\_\_  
Brenda J Richard, FL Notary Public  
Commission No.: HH 327818  
Expires 11/01/2026

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_ <sup>SEP</sup> Identification Produced

## **Exhibit 'A'**



# FY2024

## ANNUAL OPERATING BUDGET WATER & SEWER PROPOSED

### **GOVERNING BOARD OF SUPERVISORS**

VINCENT MORETTI, PRESIDENT

GRACE SOLOMON, SECRETARY

ANTHONY AVELLO, ASSISTANT SECRETARY

### **PREPARED BY**

ROD COLON, DISTRICT MANAGER

MARYAM OMIDI, CHIEF FINANCIAL OFFICER



## **EXECUTIVE MEMORANDUM**

**To:** Governing Board of Supervisors  
**From:** Rod Colon, District Manager  
**Date:** August 27<sup>th</sup>, 2023  
**Re:** North Springs Improvement District Proposed Operating Budget for FY 2024

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Dear Governing Board of Supervisors:

In accordance with Chapter 2005-341, Laws of Florida, as amended, the North Springs Improvement District Proposed Operating Budget for Fiscal Year (FY) 2024 is provided for your review. The North Springs Improvement District provides high-quality drinking water, safeguarding public health and the environment while planning for future growth, implementing water conservation measures, and providing process improvements and cost efficiencies. Therefore, the proposed budget is an integral part of the District's operations, as it identifies and establishes an operational and expense plan to fund operations and projects throughout the District.

Furthermore, the District has developed a proposed budget based on current financial information and staff recommendations, which will effectively allocate resources to support and ensure that the daily operational needs of the fiscal year are met and that our exceptional service of providing safe drinking water continues while adhering to financial best practices and planning for long-term needs throughout the District.

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



**NORTH SPRINGS IMPROVEMENT DISTRICT**  
**ANNUAL OPERATING BUDGET**  
**WATER & SEWER FUND**  
**PROPOSED**

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**TABLE OF CONTENTS**

<b><i>EXECUTIVE MEMORANDUM</i></b> _____	<b>2</b>
<b><i>WATER &amp; SEWER PROPOSED BUDGET</i></b> _____	<b>4</b>
<b>REVENUE</b> _____	<b>4</b>
<b>EXPENSES – PERSONNEL &amp; ADMINISTRATION</b> _____	<b>5</b>
<b>EXPENSES – OPERATION &amp; MAINTENANCE (PLANT)</b> _____	<b>6</b>
<b>EXPENSES – OPERATION &amp; MAINTENANCE (FIELD)</b> _____	<b>7</b>
<b>DEBT SERVICES</b> _____	<b>8</b>
<b><i>WATER &amp; SEWER NARRATIVES</i></b> _____	<b>9</b>
<b>REVENUE</b> _____	<b>9</b>
<b>EXPENSES - PERSONNEL &amp; ADMINISTRATION</b> _____	<b>12</b>
<b>EXPENSES – OPERATION &amp; MAINTENANCE (PLANT)</b> _____	<b>14</b>
<b>EXPENSES – OPERATION &amp; MAINTENANCE (FIELD)</b> _____	<b>17</b>
<b>DEBT SERVICES</b> _____	<b>19</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**WATER & SEWER FUND**  
**PROPOSED BUDGET FY 2024**

***REVENUE***

Account Description	Adopted Budget FY 2023	Actuals as of 06/30/2023	Projected July- Sept 2023	Total Projected 9/30/23	Adopted Budget FY 2024
<b>Revenue</b>					
Water Revenue	9,000,000	6,522,010	2,600,000	9,122,010	9,200,000
Standby Fees	150,000	140,296	46,765	187,061	100,000
Sewer Revenue	8,800,000	6,690,343	2,500,000	9,190,343	9,200,000
Water Revenue-Irrigation	600,000	382,613	150,000	532,613	530,000
Nsf Check Fees	3,000	3,570	1,190	4,760	3,000
Processing Fee	40,000	21,840	7,280	29,120	30,000
Lien Information Fee	30,000	17,125	5,708	22,833	22,000
Delinquent Fee	400,000	316,225	105,408	421,633	400,000
Turn On Fees	20,000	21,940	7,313	29,253	25,000
Meter Fees	10,000	48,866	-	48,866	10,000
Connection Fees-W/S	870,000	99,160	-	99,160	20,000
Interest-Investments	1,000	355,180	-	355,180	100,000
Unrealized Gain (Loss)	-	16,671,009	-	16,671,009	-
Miscellaneous Revenues	16,000	6,698	-	6,698	1,000
Vending Services	-	14,750	1,500	16,250	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	-	-	-	-	12,000,000
<b>Total Revenue</b>	<b>19,955,000</b>	<b>31,322,875</b>	<b>5,428,915</b>	<b>36,751,790</b>	<b>31,671,000</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**WATER & SEWER FUND**  
**PROPOSED BUDGET FY 2024**

***EXPENSES – PERSONNEL & ADMINISTRATION***

Account Description	Adopted Budget FY 2023	Actuals as of 06/30/2023	Projected July- Sept 2023	Total Projected 9/30/23	Adopted Budget FY 2024
<b>Expenses</b>					
<b>Personnel &amp; Administration</b>					
Payroll-Board Of Supervisors	5,760	640	5,120	5,760	5,760
Payroll-Salaried	1,794,240	1,241,517	550,000	1,791,517	2,000,000
Payroll- Vehicle Benefit	3,000	2,076	692	2,768	3,000
Payroll-Special Pay	18,000	-	18,000	18,000	20,000
Fica Expense	140,000	89,119	50,000	139,119	150,000
Pension Expense	345,000	267,521	89,174	356,695	460,000
Health & Life Insurance	630,000	380,277	245,000	625,277	695,000
Workers Comp Insurance	38,000	7,434	20,000	27,434	45,000
Unemployment Compensation	5,000	-	5,000	5,000	5,000
Other Post Employment Benefits (OPEB)	50,000	-	50,000	50,000	30,000
Prof Serv-Engineering	100,000	15,416	5,139	20,554	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	15,000	8,203	2,734	10,938	15,000
Prof Serv-Legal Services	150,000	59,922	19,974	79,896	80,000
Prof Serv-Legislative Expense	37,500	21,875	7,292	29,167	30,000
Actuarial Computation Fee-Opeb	5,000	1,500	500	2,000	3,000
Prof Serv-Mgt Consulting Serv	14,580	10,935	3,645	14,580	14,580
Prof Serv-Info Technology	300,000	235,268	20,000	255,268	250,000
Prof Serv-Web Site Develop	3,000	4,799	800	5,599	5,000
Prof Serv-Human Resources	10,000	5,643	1,881	7,523	10,000
Annual Audit	25,000	14,810	4,937	19,747	20,000
Communication-Telephone	25,000	14,918	4,973	19,891	20,000
Postage And Freight	40,000	22,211	7,404	29,615	35,000
Printing And Binding	25,000	13,211	4,404	17,614	20,000
Rentals-General..Record Storage	500	440	147	586	600
Rental/Lease-Vehicle/Equip	10,000	6,814	2,271	9,085	10,000
Insurance-General Liability	35,000	27,549	-	27,549	30,000
Legal Advertising	5,000	-	2,000	2,000	2,000
Office Supplies	45,000	20,433	6,811	27,245	35,000
Vending Services	40,000	27,328	9,109	36,438	40,000
Janitorail Services/Supplies	60,000	43,886	14,629	58,514	75,000
Misc-Licenses & Permits	45,000	34,826	10,000	44,826	45,000
Misc-Merchant Fees	180,000	129,498	43,166	172,664	180,000
Misc-Services	5,000	2,609	870	3,479	5,000
Misc-Contingency	20,000	4,792	1,597	6,389	15,000
Capital Outlay-Admin	20,000	7,088	2,363	9,450	200,000
<b>Total Personnel &amp; Administration Expenses:</b>	<b>4,246,580</b>	<b>2,723,257</b>	<b>1,210,863</b>	<b>3,934,119</b>	<b>4,605,940</b>





***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**WATER & SEWER FUND**  
**PROPOSED BUDGET FY 2024**

***EXPENSES – OPERATION & MAINTENANCE (PLANT)***

Account Description	Adopted Budget FY 2023	Actuals as of 06/30/2023	Projected July- Sept 2023	Total Projected 9/30/23	Adopted Budget FY 2024
<b>Operation &amp; Maintenance Expenses</b>					
<b>Plant</b>					
Payroll-Salaried	1,200,000	821,077	375,000	1,196,077	1,380,000
Payroll-Special Pay	12,000	-	12,000	12,000	13,000
Employment Ads	15,000	6,138	2,046	8,184	15,000
Fica Expense	95,000	60,954	30,000	90,954	110,000
Pension Expense	130,000	98,006	32,669	130,675	190,000
Health & Life Insurance	432,000	270,669	150,000	420,669	510,000
Worker'S Comp. Insurance	72,000	14,132	50,000	64,132	85,000
Unemployment Taxes	6,000	-	6,000	6,000	6,000
Other Post Employment Benefits (OPEB)	50,000	-	50,000	50,000	50,000
Water Quality Testing	35,000	25,446	8,482	33,928	35,000
Contracts-Landscape	80,000	55,253	18,418	73,670	75,000
Contracts-Generator Maint	20,000	7,390	2,463	9,853	15,000
Communication-Telephone	120,000	64,360	21,453	85,813	100,000
Electric	700,000	550,494	183,498	733,992	750,000
Utility-Wastewater Treatment	3,500,000	3,466,966	990,000	4,456,966	4,000,000
Rental/Lease-Vehicle/Equip	10,000	2,050	683	2,733	10,000
Insurance-General Liability	100,000	86,697	-	86,697	100,000
R&M-General	250,000	108,949	36,316	145,265	235,000
R&M-Electrical	30,000	2,078	693	2,770	20,000
R&M-Air Conditioning	10,000	4,506	1,502	6,009	10,000
R&M-Vehicles	10,000	12,335	4,112	16,446	15,000
R&M-Well Maintenance	60,000	55,782	5,000	60,782	60,000
R&M-Painting	10,000	2,021	674	2,695	5,000
Reuse	-	693	231	924	1,000
Office Supplies	15,000	3,068	1,023	4,090	10,000
Op Supplies-General	100,000	103,948	34,649	138,597	150,000
Security	70,000	104,208	34,736	138,944	70,000
Op Supplies-Chemicals	450,000	316,042	130,000	446,042	450,000
Op Supplies-Lab Chemicals	40,000	18,456	15,000	33,456	40,000
Op Supplies-Lab Equipment	5,000	3,614	1,205	4,818	5,000
Op Supplies-Uniforms	20,000	10,373	6,000	16,373	20,000
Op Supplies-Fuel, Oil	40,000	18,333	12,000	30,333	40,000
Misc-Licenses & Permits	50,000	13,592	4,531	18,123	45,000
Misc-Contingency	20,000	2,533	6,000	8,533	10,000
Capital Outlay-Plant	230,000	239,915	400,000	639,915	1,100,000
<b>Total Plant Expenses</b>	<b>7,987,000</b>	<b>6,550,077</b>	<b>2,626,383</b>	<b>9,176,460</b>	<b>9,730,000</b>



**NORTH SPRINGS IMPROVEMENT DISTRICT**  
**WATER & SEWER FUND**  
**PROPOSED BUDGET FY 2024**

**EXPENSES – OPERATION & MAINTENANCE (FIELD)**

Account Description	Adopted Budget FY 2023	Actuals as of 06/30/2023	Projected July- Sept 2023	Total Projected 9/30/23	Adopted Budget FY 2024
<b>Operation &amp; Maintenance Expenses</b>					
<b>Field</b>					
Payroll-Salaried	750,000	517,000	220,000	737,000	900,000
Payroll-Special Pay	8,000	-	8,000	8,000	10,000
Employment Ads	10,000	7,608	2,200	9,808	10,000
Fica Expense	60,000	38,379	20,000	58,379	70,000
Pension Expense	82,000	56,897	25,000	81,897	125,000
Health & Life Insurance	285,000	185,830	90,000	275,830	365,000
Worker'S Comp. Insurance	45,000	8,758	35,000	43,758	55,000
Unemployment Taxes	4,500	-	4,500	4,500	4,500
Other Post Employment Benefits (OPEB)	30,000	-	30,000	30,000	30,000
Water Quality Testing	6,000	987	329	1,316	6,000
Contracts-Generator Maint	8,000	4,726	1,575	6,301	8,000
Communication-Telephone	15,000	6,146	2,049	8,195	12,000
Electric	80,000	60,008	20,003	80,011	82,000
Rental/Lease - Vehicle/Equip	5,000	6,005	1,000	7,005	5,000
Insurance-General Liability	50,000	39,430	-	39,430	50,000
R&M-General	100,000	31,114	50,000	81,114	100,000
R&M-Vehicle Repairs	32,000	34,025	11,342	45,367	45,000
R&M-Roads & Alleyways	15,000	33,676	-	33,676	35,000
R&M-Lift Stations	140,000	55,284	18,428	73,713	140,000
R&M-Painting	5,000	1,009	336	1,345	5,000
Utility Backflow Preventors	5,000	168	56	224	5,000
Office Supplies	5,000	1,932	644	2,576	5,000
Op Supplies-General	20,000	18,956	6,319	25,274	25,000
Op Supplies-Uniforms	10,000	7,735	2,578	10,314	12,000
Op Supplies-Fuel, Oil	40,000	18,638	10,000	28,638	40,000
Op Supplies-Hand Tools	1,000	723	241	964	1,000
Op Supplies-Meter Supplies	25,000	16,585	5,528	22,114	25,000
Misc-Licenses & Permits	5,000	984	328	1,312	5,000
Misc-Contingency	2,000	7,515	-	7,515	5,000
Heron Bay Golf Course	95,000	29,999	-	29,999	-
Capital Outlay-Field	85,000	683,281	500,000	1,183,281	1,100,000
<b>Total Field Expenses</b>	<b>2,023,500</b>	<b>1,873,399</b>	<b>1,065,456</b>	<b>2,938,855</b>	<b>3,280,500</b>
Inter-Fund Group Transfers Out	-	2,515,440	-	2,515,440	10,000,000
<b>Total Operating Expenses</b>	<b>14,257,080</b>	<b>13,662,172</b>	<b>4,902,702</b>	<b>18,564,873</b>	<b>27,616,440</b>
<b>Net Income (Loss) Before Debt Services</b>	<b>5,697,920</b>	<b>17,660,703</b>	<b>526,213</b>	<b>18,186,917</b>	<b>4,054,560</b>



***NORTH SPRINGS IMPROVEMENT DISTRICT***  
**WATER & SEWER FUND**  
**PROPOSED BUDGET FY 2024**

***DEBT SERVICES***

Account Description	Adopted Budget FY 2023	Actuals as of 06/30/2023	Projected July- Sept 2023	Total Projected 9/30/23	Adopted Budget FY 2024
<b>Debt Services</b>					
Debt Service Series 2011	2,700,000	2,025,000	675,000	2,700,000	2,790,000
Debt Service Series 2021	935,000	-	-	-	-
Interest Expense Series 2011	948,750	711,562	237,188	948,750	858,568
Interest Expense Series 2021	172,615	48,039	-	48,039	-
<b>Total Debt Service</b>	<b>4,756,365</b>	<b>2,784,601</b>	<b>912,188</b>	<b>3,696,789</b>	<b>3,648,568</b>
<b>Projected Manual Income (Loss)</b>				<b>14,490,128</b>	<b>405,992</b>
<b>Coverage Calculation</b>	<b>1.20</b>			<b>4.92</b>	<b>1.11</b>
Renewal and Replacement	100,000	-	100,000	100,000	100,000
Rate Stabilization	50,000	-	50,000	50,000	50,000
<b>Total Reserves</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>
<b>Projected Surplus (Deficit)</b>				<b>14,340,128</b>	<b>255,992</b>

## WATER & SEWER NARRATIVES

### **REVENUE**

#### **Water - Sewer Revenue**

The projected revenue is based upon the current approved rate structure for water and sewer, utilizing consumption projections for the upcoming year. The rate structure provides for a base rate and per thousand-gallon rate. Different rate structures for residential and commercial are derived from the last rate study and approved by the Board of Supervisors.

<b>Water Minimum Charge</b>	<b>Rate FY 24</b>
Water Availability Minimum	\$39.52
Minimum Water Residential, Multi-Family, Ranches/ Magic	\$24.34
Water Commercial 1" Minimum	\$60.84
Water Commercial 1.5" Minimum	\$121.68
Water Commercial 2" Minimum	\$194.69
Water Commercial 3" Minimum	\$365.05
Water Commercial 4" Minimum	\$608.41
Water Commercial 6 & 8" Minimum	\$1,216.83

<b>Sewer Minimum Charge</b>	<b>Rate FY 24</b>
Minimum Sewer Residential, Multi-Family, Ranches/ Magic	\$23.81
Sewer Commercial 1" Minimum	\$46.60
Sewer Commercial 1.5" Minimum	\$84.56
Sewer Commercial 2" Minimum	\$130.13
Sewer Commercial 3" Minimum	\$236.45
Sewer Commercial 4" Minimum	\$388.33
Sewer Commercial 6 & 8" Minimum	\$768.04

<b>Irrigation Minimum Charge</b>	<b>Rate FY 24</b>
Residential Irrigation Minimum	\$24.34
Commercial 1.5" Irrigation Minimum	\$121.68
Residential 2" Irrigation Minimum	\$194.69

<b>Water Volume Charge</b>	<b>Rate FY 24</b>
<b>Water Residential, Commercial 1", 1.5", 2", 3", 4", 6", &amp; 8", Ranches/ Magic</b>	
0-12,600 Gals	\$2.35
12,601-25,200 Gals	\$4.71
25,201 Gals and Over	\$7.06
<b>Water Med/High-Density Consumption</b>	
0-7,600 Gals	\$2.35
7,601-15,200 Gals	\$4.71
15,201 Gals and Over	\$7.06

<b>Sewer Volume Charge</b>	<b>Rate FY 24</b>
<b>Sewer Residential, Commercial 1", 1.5", 2", 3", 4", 6", &amp; 8", Ranches/ Magic</b>	
0 Gals and Over	\$3.16
<b>Sewer Med/High-Density Consumption</b>	
0 Gals and Over	\$3.16

<b>Irrigation Volume Charge</b>	<b>Rate FY 24</b>
<b>Irrigation Residential, Commercial 1.5" &amp; 2" Consumption</b>	
0-12,600 Gals	\$2.35
12,601-25,200 Gals	\$4.71
25,201 Gals and Over	\$7.06

**Standby Fees**

Platted and unplatted residential & commercial parcels and tracts are charged a fee per parcel or tract.

**Irrigation**

The projected revenue is based upon the current approved rate structure for irrigation water charges utilizing consumption projections for the upcoming year. The rate structure provides a per thousand-gallon rate for irrigation water only and, in the future, will include the Districts re-use projects.

**NSF Check Fees**

Fees charged to customers related to non-sufficient funds.

**Processing Fee Revenue**

A processing fee is charged for new accounts.

**Lien Information Fee**

A fee is charged for an estoppel letter.

**Delinquent Fee Revenue**

The Board of Supervisors, at a public meeting held in 2014, adopted a \$25 late fee to customers who receive a delinquent notice on their account and /or a termination date is hand-delivered.

**Turn On Fees**

Fees are charged to customers who have had their service shutoff for lack of payment, and service is restored after payment.

**Interest - Investments**

The District earns Interest Income on accounts with Truist, SBA, various CDs, and debt service trust accounts with US Bank.

**Meter Fees**

Represents the amount collected for meter Fees based on the size of the meter:

<u>Meter Size</u>	<u>Amount</u>
5/8" Meter	\$400.00
1" Meter	\$600.00
1 1/2" Meter	\$900.00
ERT	\$150
2" Meter	(\$150 per unit (ERC) plus cost of meter
3" Meter	(\$150 per unit (ERC) plus cost of meter

The amount budget is based on the prior year's meters.

**Connection Fees - W/S**

Represents the amount collected for new connections based on the following:

<u>User Class</u>	<u>Wastewater</u>	<u>Water</u>
Single-Family	\$11,391	\$558
Medium Density	\$9,113	\$446
Commercial	\$12,872	\$631
Irrigation		\$166

The revenue is based on the prior year's fees.

**Contract Field Management Revenue**

The District receives a reimbursement of \$15,000 from the Parkland Isles fund. This reimbursement is for field management services performed by District staff, including acting liaison between the homeowner associations (HOA), oversight of contractors, and compliance.

### **Miscellaneous Revenues**

Represents miscellaneous fees charged for repairs and other services provided to the customer by the District.

### **Vending Services**

The District provides employees with access to purchase subsidized meals onsite to save time and improve productivity.

## ***EXPENSES - PERSONNEL & ADMINISTRATION***

### **Payroll - Salaried**

This includes payroll, workers comp, FUTA/SUTA taxes, and payroll charges for the admin. personnel based upon the current rate plus an increase. Each employee will be evaluated in September to determine their actual increase.

### **FICA Taxes**

Payroll taxes for the Administrative personnel.

### **Pension Benefits**

The District's pension plan was established whereby the employer contributes to each employee's annual salary into a Florida Retirement System.

### **Life and Health Insurance**

The District offers the employees' health, life, dental, and disability insurance as part of their benefits plan while employed by the District.

### **Worker's Compensation**

Payments are required by law to be made to an employee for a work-related injury or disability.

### **Professional Services - Arbitrage Rebate**

The District contracts with an Independent Certified Public Accountant to calculate its arbitrage rebate liability annually on its revenue bonds. The amount is based on the standard fees charged for this service.

### **Professional Services - Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted for this service based on the contracted amount.

### **Professional Services - Engineering**

To provide engineering services to the District. Also, the district contracts with other engineering firms for electrical engineering, consulting, and surveying services.

### **Professional Services - Legal Services**

The District has legal counsel. This expense includes preparation for monthly board meetings, contract reviews, etc.

### **Professional Services - Trustee**

This expenditure relates to fees charged by the Trustee for the District's Water and Sewer Bonds. The Trustee has a fiduciary duty to act on the behalf of the issuer. The Trustee fees are based on standard fees plus any out-of-pocket expenses incurred.

### **Professional Service Website Development**

The District has contracted Watt Media Corp. to maintain its website, www.nsidfl.gov. The Federal Government has granted the District permission to use the .gov domain, which is consistent with government agencies.

### **Professional Services – Payroll / HR**

The District has contracted with ADP to handle payroll and other HR-related matters.

### **Auditing Services**

The District is required by Florida Statutes to arrange for an Independent Audit of its financial records annually. This expense is based on the existing engagement letter plus the anticipated increase for this year's engagement letter.

### **Financial and Accounting Services**

The District has contracted GMS (Government Management Services) to perform financial consulting services and coordinate with our in-house accountants.

### **Communication - Telephone**

Telephone and fax machine expenditure estimates are based on prior years cost.

### **Postage and Freight**

Mailing agenda packages, overnight deliveries, correspondence, utility bills, etc.

### **Insurance - General Liability**

The District retains an Insurance Agent, who on an annual basis, arranges the placement of the District insurance coverage requirements.



### **Printing and Binding**

Printing of computerized checks, stationary, envelopes, photocopies, etc.

### **Legal Advertising**

Advertising of monthly board meetings, public hearings, requests for bids, and any other legal advertising that may be required.

### **Office Supplies**

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

### **Vending Services**

The District provides employees with access to purchase subsidized meals on-site to save time and improve productivity.

### **Miscellaneous Services /Licenses & Permits**

Any miscellaneous services that are necessary for the operations and maintenance of the software.

### **Misc. Contingency**

This represents any unexpected expenses that may arise in the District.

### **Capital Outlay**

Periodic purchase of new or replacement equipment as needed.

## ***EXPENSES – OPERATION & MAINTENANCE (PLANT)***

### **Payroll - Salaried**

This includes Payroll, Workers Comp, FUTA/SUTA Taxes, and payroll charges for the Field personnel based upon the current rate plus an increase. Each employee is evaluated in September to determine their actual increase.

### **FICA Taxes**

Payroll taxes for the Plant Operations personnel.

### **Pension Benefits**

The District's pension plan was established whereby the District contributes to each employee's annual salary into a Florida Retirement System.

### **Life and Health Insurance**

The District offers the employee's Health, Life, Dental, and Disability Insurance.

### **Worker's Compensation**

Payments are required by law to be made to an employee who is injured or disabled in connection with work.

### **Contracts - Meter Expense**

This expenditure is for the meter calibration every two (2) years.

### **Contracts - Water Quality**

Water Quality Testing is done for Monthly Test (BCHD), Standard Plate Count, UCMR2 EPA testing, Quarterly Water Samples, and Annual Water Analysis.

### **Contracts - Landscape**

Monthly landscape service performed at the water plant and several offsite locations, such as wells and District right of ways for plant operations.

### **Contracts - Generator Maintenance**

Repair and maintain the District's multiple generators, including clean fuel testing and tank cleaning.

### **Communication - Telephone - Plant**

The District provides telephones for all Plant Operations employees.

### **Electricity - General**

The electric requirements for the water plant and wells are based on operating history.

### **Utility - Wastewater Treatment**

The District transmits all its wastewater for treatment and disposal to Broward County through its Large User Agreement to the County's 2A regional facility.

### **Rentals - General**

Rental of miscellaneous equipment that is needed for the District. Examples include, but are not limited to, heavy equipment; jackhammers; cranes, etc.

### **Insurance - General Liability**

The District uses an Insurance Agent who, on an annual basis, arranges the placement of the District's insurance coverage requirements.

### **R & M - General**

Repairs and maintenance of the District's equipment to maintain optimal operational condition, including trash pickup services.

### **R & M - Air Conditioning**

Repairs and maintenance to the air conditioning system.

### **R & M - Electrical**

Electrical maintenance and supplies.

### **R & M - Vehicles**

Repair and maintenance of District's vehicles.

### **R & M - Well Maintenance**

Repair and maintenance on the District's wells.

### **R & M - Painting**

Painting the facility and storage tanks in the District.

### **Licenses & Permits**

Represents the cost of facility license renewals, subscriptions, employee licenses, books, and schooling required to maintain their operating license.

### **Contingency**

Any unforeseen expenses that may occur for the Plant Operations during the year.

### **Office Supplies**

Office supplies necessary to be purchased during the fiscal year, i.e., paper, proceeding books, file folders, labels, paper clips, etc.

### **Operating Supplies - General**

General operating supplies such as janitorial, lab supplies, etc., to operate the Districts water treatment plant.

### **Operating Supplies - Uniforms**

Uniform rental plus an annual shoe allowance.

### **Operating Supplies - Fuel/Oil**

Diesel fuel and gasoline purchased by the District.

### **Operating Supplies - Chemicals**

Chemicals for Plant treatment.

### **Operating Supplies - Lab Chemicals**

Lab chemicals purchased by the District.

### **Operating Supplies - Lab Equipment**

This expenditure is for the purchase of lab equipment for the water plant in connection to compliance testing required by regulatory agencies.

### **Capital Outlay - Equipment**

Allocated for the purchase of miscellaneous tools and equipment for the District.

### **Capital Outlay - Vehicles**

Allocated for the purchase of new or replacement of vehicles.

## ***EXPENSES – OPERATION & MAINTENANCE (FIELD)***

### **Payroll - Salaried**

Payroll, Workers Comp, FUTA/SUTA Taxes, and payroll charges for the Field personnel based upon the current rate plus an increase. Each employee is evaluated in September to determine their actual increase.

### **FICA Taxes**

Payroll taxes for the Field personnel.

### **Pension Benefits**

The District's pension plan was established whereby the employer contributes to each employee's annual salary into the Florida Retirement System (FRS).

### **Life and Health Insurance**

The District offers the employees' Health, Life, Dental, and Disability Insurance.

### **Workers Compensation**

Payments are required by law to be made to an employee who is injured or disabled in connection with work.

### **Contracts - Generator Maintenance**

This is for the quarterly and annual maintenance of generators.

### **Communication - Telephone - Field**

The District provides cellular telephones for all field employees. This also includes service from Sunshine State One Call.

### **Electricity - General**

The District has utility accounts with Florida Power & Light for the field lift stations.

### **Utility - Meter Replacement Program**

This expense represents the replacement of customer utility billing meters, which have a limited operational life and must be replaced approximately every ten years.

### **Utility Backflow Preventers**

Installing or replacing backflow preventers at our customer's utility meters as required by Florida law. This prevents cross-connections and unsafe backflow hazards into our potable water distribution system.

### **Insurance - General Liability**

The District retains an Insurance Agent who, on an annual basis, arranges the placement of the District insurance coverage requirements.

### **R & M - General**

Repairs and maintenance on the District's equipment, which is necessary to maintain the District in an operational condition.

### **R & M - Lift Station**

Repairs and maintenance of pumps and cleaning of the lift stations.

### **R & M - Road & Alleyways**

Repair and maintenance to the various roads and driveway paving as required.

### **R & M - Vehicles**

Monthly maintenance of the District's vehicles plus any repairs.

### **R & M - Painting**

Painting miscellaneous items, such as lift stations, fire hydrants, etc.

### **Licenses & Permits**

Costs for permits, employee license renewals, subscriptions, licensing, books, and schooling required to maintain compliance with employee licensing requirements.

**Misc. Contingency**

Unforeseen expenses that may occur in the Field during the year.

**Office Supplies**

Office supplies that may need to be purchased during the Fiscal Year, i.e., paper, proceeding books, file folders, labels, paper clips, etc.

**Operating Supplies - General**

Miscellaneous contingencies that may arise in the District.

**Operating Supplies - Uniforms**

Uniform rental plus an annual shoe allowance.

**Operating Supplies - Fuel / Oil**

Diesel fuel and gasoline purchased by the District.

**Operating Supplies - Meter Supplies**

Meter installation supplies.

**Operating Supplies - Hand Tools**

Hand and power tools that may be necessary for operations.

**Capital Outlay - Equipment**

Funds for the purchase of new equipment for the District as necessary for District operations.

**Capital Outlay - Vehicles**

Purchase of new vehicles

**Reserve - Renewal & Replacement**

Reserves for the renewal & replacement.

***DEBT SERVICES***

**Debt Retirement**

The District has refinanced all its water and sewer tax-exempt bonds into a new series 2011, Water & Sewer Revenue Refunding / Revenue Bond. These bonds have a principal and interest payment due October 1 each year and are based on amortization schedules.

### **Interest Expense**

The District has refinanced all its water and sewer tax-exempt bonds into a new 2011 series Water & Sewer Revenue Refunding / Revenue Bond. These bonds have a principal and interest payment due April 1<sup>st</sup> & October 1<sup>st</sup>, each year and are based on amortization schedules.

### **Projected Annual Income (Loss)**

Total income received or total income loss after all expenses have been paid by the District to include operational expenses and debt service.

### **Coverage Calculation**

The District is required to maintain 110% debt coverage as required by the series 2011 bond documents. This means that the District's operating income needs to equal or exceed its annual debt service payments by 110%.

### **Budgeted Reserves**

- **Renewal & Replacement:** The District has developed a reserve program for replacing operational equipment after it has exceeded its life expectancy or is no longer operational.
- **Rate Stabilization:** This expense is to stabilize the Water & Sewer bond rates in the 2011 series.

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# **SIXTH ORDER OF BUSINESS**

## **Staff Reports – A. MANAGER**

- I. Approval of Meeting Schedule for Fiscal Year 2024



**NOTICE OF MEETINGS  
NORTH SPRINGS  
IMPROVEMENT DISTRICT**

The Board of Supervisors of the [North Springs Improvement District](#) will hold their meetings for [Fiscal Year 2024](#) at 3:00 P.M. in the District Office at 9700 NW 52<sup>nd</sup> Street, Coral Springs, Florida on the first Wednesday of each month as follows:

[October 11, 2023 \(exception\)](#)

November 01, 2023

December 06, 2023

January 03, 2024

February 07, 2024

March 06, 2024

April 03, 2024

May 01, 2024

June 05, 2024

[July 10, 2024 \(exception\)](#)

August 07, 2024

September 04, 2024

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact the Clerk's Office at (954) 796-6603.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rod Colon  
District Manager

# **SIXTH ORDER OF BUSINESS**

## **Staff Reports – A. MANAGER**

- II. Approval of Purchase of Caterpillar 262D3 Skid Steer Loader



July 28, 2023  
North Springs Improvement District  
Attn: German Pina

rev0728-262D3  
Page 1

**REF: Florida Sheriff's Association Contract quote.**  
**Term: October 1, 2020 – September 30, 2023**  
**Contract: FSA20-EQU18.0, Heavy Equipment**  
**Group: LOADER: 2,800 LB OC Skid Steer Loader – Wheel Only**  
**Item: 163, Caterpillar 262D3**

**BASE MODEL**

Base Machine Unit (Caterpillar 272D3) **\$57,939** **A**

**DOWNGRADE MODEL OPTION**

262D3 Base 262D3 with freight and prep only **\$ -5,596** **B**

**NON-SPECIFIED OPTIONS**

512-4262	262D3 SKID STEER LOADER	BASE	
512-4319	HYDRAULICS, PERFORMANCE, (H3) -High Flow XPS - 32 gpm -Dual Self Level -Return To Dig/Worktool Positioner	\$6,020	
512-4115	CONTROL, ISO, PROP, WT	\$1,100	
512-4178	POWERTRAIN, TWO SPEED	\$2,710	
556-5899	RIDE CONTROL	\$1,375	
568-5603	BATTERY,EXTRA HEAVY DUTY, DISC	\$269	
495-1671	LIGHTS, LED	\$366	
356-6082	REAR LIGHTS	N/C	
512-4195	ROPS, ENCLOSED WITH A/C (C3)	\$6,440	
536-9738	SEAT, AIR SUSPENSION, CLOTH, HEAT	\$1,050	
539-8061	DOOR, CAB, POLYCARBONATE	\$281	
542-6994	SEAT BELT, 2"	N/C	
345-6180	STANDARD RADIO (12V), BLUETOOTH	\$675	
416-9265	DISPLAY, ADVANCED, LCD, CAMERA	\$1,500	
566-7115	PRODUCT LINK, CELLULAR PL243	N/C	
486-6957	FAN, COOLING, DEMAND	N/C	
252-0346	TIRES, 12X16.5 CAT 14PR XD	\$2,080	
512-3404	QUICK COUPLER, HYDRAULIC	\$1,305	
563-1163	CERTIFICATION ARR, P65	N/C	
512-3741	INSTRUCTIONS, ANSI, USA	N/C	
421-8926	SERIALIZED TECHNICAL MEDIA KIT	N/C	
435-9238	FILM, SELF LEVEL, ANSI	N/C	
309-1325	ROTATING BEACON	\$283	
345-5148	COUNTERWEIGHT, MACHINE, EXTERNAL	\$1,350	
	NON-SPECIFIED OPTIONS LIST PRICE	\$26,804	
	18% CONTRACT DISCOUNT	<b>\$ -4,925</b>	
	NON-SPECIFIED OPTIONS TOTAL	<b>\$21,879</b>	<b>C</b>

July 28, 2023  
North Springs Improvement District

rev0728-262D3  
Page 2

**WORKTOOL OPTIONS**

279-5373	BUCKET-GP, 74", BOCE	\$1,979	
353-1697	CARRIAGE, 46", FORKS, 48" SSL	\$1,299	
448-5670	BROOM, HYDRAULIC ANGLE, BA118C	<u>\$13,528</u>	
	WORKTOOLS OPTIONS LIST PRICE	\$16,806	
	12% CONTRACT DISCOUNT	<u>\$ -2,017</u>	
	<b>WORKTOOL OPTIONS TOTAL</b>	<b>\$14,789</b>	<b>D</b>

**MACHINE TOTAL \$89,011** **A+B+C+D**  
**LESS ADDITIONAL DEALER DISCOUNT -9,431**  
**QUOTE GRAND TOTAL \$79,580**

FOB: NSID

Thank you for consideration of our product. Quote is valid for thirty days.

Greg Bennett  
 Governmental Sales  
 Office 305-592-5360  
 Cell 786-229-7037  
 Fax 305-477-2024  
[greg\\_bennett@kellytractor.com](mailto:greg_bennett@kellytractor.com)  
[www.kellytractor.com/Governmental](http://www.kellytractor.com/Governmental)



# Cat<sup>®</sup> 262D3

## SKID STEER LOADER

### FEATURES:

The Cat<sup>®</sup> 262D3 Skid Steer Loader, with its vertical lift design, delivers extended reach and lift height for quick and easy truck loading. Its stability and lifting performance provides excellent material handling. The 262D3 features the following:

- **Industry leading sealed and pressurized cab option** provides a cleaner and quieter operating environment with excellent work tool visibility.
- **Available high-back, heated, air ride seat with seat mounted adjustable joystick controls** makes the D3 Series the industry leader in operator comfort.
- **High performance power train** provides maximum performance and production capability through the Electronic Torque Management system, optional two speed travel and an industry exclusive electronic hand/foot throttle with decel pedal capability.
- **High Flow XPS hydraulic system** is available for applications that demand maximum hydraulic work tool performance.
- **Electronically controlled Cat C3.3B engine** provides high horsepower and torque while meeting U.S. EPA Tier 4 Final and EU Stage V emission standards.
- **Cat “Intelligent Leveling” system (ILEV)** provides industry leading technology, integration, and is now packaged with dual direction self, work tool return to dig and work tool positioner.
- **Speed Sensitive Ride Control option** improves operation on rough terrain, enabling better load retention, increased productivity and greater operator comfort.
- **Maximize machine capability and control** with optional Advanced Display providing on-screen adjustments for implement response, hystat response and creep control. Also features multi-language functionality with customizable layouts, security system and rearview camera.
- **Ground level access** to all daily service and routine maintenance points helps reduce machine downtime for greater productivity.
- **Broad range of performance matched Cat Attachments** make the Cat Skid Steer Loader the most versatile machine on the job site.
- **Available Long Lasting LED Work Lights** (front and rear) provide superior job site illumination.

## Specifications

### Engine

Engine Model	Cat C3.3B DIT (turbo)	
Gross Power SAE J1995	55.4 kW	74.3 hp
Net Power SAE 1349	54.4 kW	72.9 hp
Net Power ISO 9249	54.9 kW	73.7 hp
Peak Torque at 1,500 rpm SAE J1995	265 N·m	195 lbf·ft
Displacement	3.3 L	203 in <sup>3</sup>
Stroke	120 mm	4.7 in
Bore	94 mm	3.7 in

### Weights\*

Operating Weight	3763 kg	8,296 lb
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### Power Train

Travel Speed (Forward or Reverse):		
One Speed	12.5 km/h	7.7 mph
Two Speed Option	17.7 km/h	11.0 mph

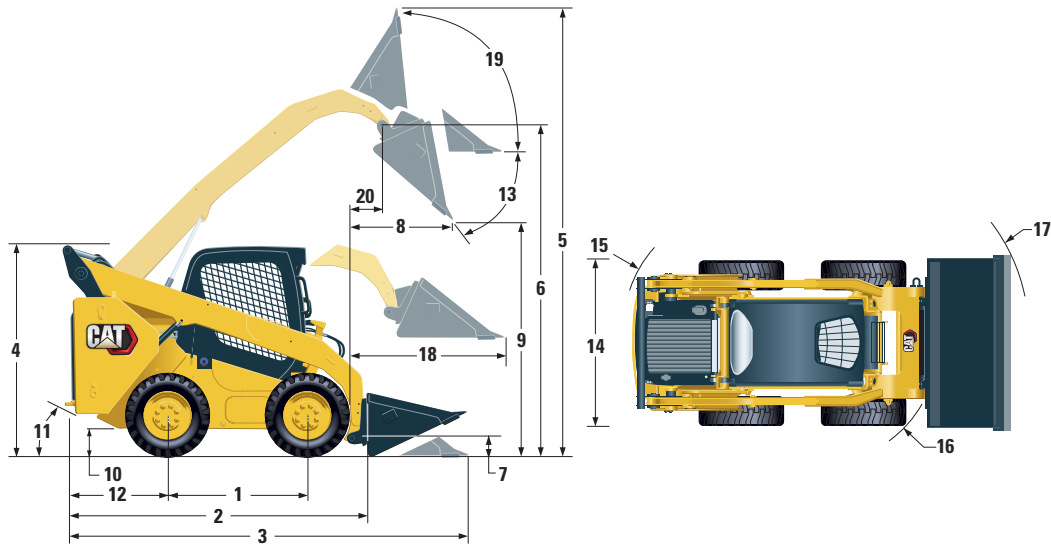
### Operating Specifications\*

Rated Operating Capacity	1225 kg	2,700 lb
Rated Operating Capacity with Optional Counterweight	1390 kg	3,055 lb
Tipping Load	2455 kg	5,400 lb
Breakout Force, Tilt Cylinder	3336 kg	7,355 lb

### Hydraulic System

Hydraulic Flow – Standard:		
Loader Hydraulic Pressure	23 000 kPa	3,335 psi
Loader Hydraulic Flow	86 L/min	23 gal/min
Hydraulic Power (calculated)	33 kW	44 hp
Hydraulic Flow – High Flow XPS:		
Maximum Loader Hydraulic Pressure	28 000 kPa	4,061 psi
Maximum Loader Hydraulic Flow	121 L/min	32 gal/min
Hydraulic Power (calculated)	57 kW	76 hp

# 262D3 Skid Steer Loader



## Dimensions\*

<b>1</b> Wheelbase	1249 mm	49.2 in	<b>11</b> Departure Angle	26°
<b>2</b> Length without Bucket	2995 mm	117.9 in	<b>12</b> Bumper Overhang behind Rear Axle	1083 mm 42.6 in
<b>3</b> Length with Bucket on Ground	3714 mm	146.2 in	<b>13</b> Maximum Dump Angle	51°
<b>4</b> Height to Top of Cab	2110 mm	83.1 in	<b>14</b> Vehicle Width over Tires	1676 mm 66 in
<b>5</b> Maximum Overall Height	4008 mm	157.8 in	<b>15</b> Turning Radius from Center – Machine Rear	1805 mm 71.1 in
<b>6</b> Bucket Pin Height at Maximum Lift	3172 mm	124.9 in	<b>16</b> Turning Radius from Center – Coupler	1401 mm 55.2 in
<b>7</b> Bucket Pin Height at Carry Position	200 mm	7.9 in	<b>17</b> Turning Radius from Center – Bucket	2181 mm 85.9 in
<b>8</b> Reach at Maximum Lift and Dump	786 mm	30.9 in	<b>18</b> Maximum Reach with Arms Parallel to Ground	1293 mm 50.9 in
<b>9</b> Clearance at Maximum Lift and Dump	2380 mm	93.7 in	<b>19</b> Rack Back Angle at Maximum Height	84°
<b>10</b> Ground Clearance	226 mm	8.9 in	<b>20</b> Bucket Pin Reach at Maximum Lift	393 mm 15.5 in

\*Operating Weight, Operating Specifications and Dimensions all based on 75 kg (165 lb) operator, all fluids, one speed, OROPS, 1730 mm (68 in) low profile bucket, Cat PC 12 × 16.5 tires, standard flow hydraulics, mechanical suspension seat, no optional counterweights and manual quick coupler (unless otherwise noted).

## Cab

ROPS	ISO 3471:2008
FOPS	ISO 3449:2005 Level I

## Service Refill Capacities

Chain Box, each side	12.7 L	3.3 gal
Cooling System	14 L	3.7 gal
Engine Crankcase	11 L	3.0 gal
Fuel Tank	105 L	27.7 gal
Hydraulic System	52 L	13.7 gal
Hydraulic Tank	39 L	10.3 gal

## Noise Level

Inside Cab**	81 dB(A)
Outside Cab***	101 dB(A)

- Cab and Rollover Protective Structures (ROPS) are standard in North America and Europe.

\*\*The declared dynamic operator sound pressure levels per ISO 6396:2008. The measurements were conducted with the cab doors and windows closed and at 70% of the maximum engine cooling fan speed. The sound level may vary at different engine cooling fan speeds.

\*\*\*The labeled sound power level for the CE marked configurations when measured according to the test procedure and conditions specified in 2000/14/EC.

## Air Conditioning System (if equipped)

The air conditioning system on this machine contains the fluorinated greenhouse gas refrigerant R134a (Global Warming Potential = 1430). The system contains 1.0 kg of refrigerant which has a CO<sub>2</sub> equivalent of 1.430 metric tonnes.

## MANDATORY EQUIPMENT

- Hydraulics, Standard or High Flow XPS
- Quick Coupler, Mechanical or Powered
- High Visibility Seat Belt, 50 mm (2 in) or 75 mm (3 in)
- Power Train: One Speed, One Speed with Ride Control, Two Speed or Two Speed with Ride Control

## PERFORMANCE PACKAGES

- Performance Package H1: *Standard Flow Hydraulics (No Self Level)*
- Performance Package H2: *Standard Flow, Dual Direction Electronic Self Level (Raise and Lower), Work Tool Return to Dig, Work Tool Positioner, and Electronic Snubbing (Raise and Lower)*
- Performance Package H3: *High Flow XPS, Dual Direction Electronic Self Level (Raise and Lower), Work Tool Return to Dig, Work Tool Positioner, and Electronic Snubbing (Raise and Lower)*

## STANDARD EQUIPMENT

### ELECTRICAL

- 12 volt Electrical System
- 80 ampere Alternator
- Ignition Key Start/Stop Switch
- Lights: *Gauge Backlighting, Two Rear Tail Lights, Two Rear Halogen Working Lights, Two Adjustable Front Halogen Lights, Dome Light*
- Backup Alarm
- Heavy Duty Battery, 850 CCA

### OPERATOR ENVIRONMENT

- Advanced Display with Rearview Camera: *Full Color, 127 mm (5 in) LCD screen; Advanced Multi-operator Security System; On-screen Adjustments for Implement Response, Hystat Response and Creep Control*
- Gauges: *Fuel Level, Hour Meter*
- Operator Warning System Indicators: *Air Filter Restriction, Alternator Output, Armrest Raised/Operator Out of Seat, Engine Coolant Temperature, Engine Oil Pressure, Glow Plug Activation, Hydraulic Filter Restriction, Hydraulic Oil Temperature, Park Brake Engaged, Engine Emission System*
- Adjustable Vinyl Seat
- Fold In Ergonomic Contoured Armrest
- Control Interlock System, when operator leaves seat or armrest raised: *Hydraulic System Disables, Hydrostatic Transmission Disables, Parking Brake Engages*
- ROPS Cab, Open, Tilt Up
- FOPS, Level I
- Top and Rear Windows
- Floor Mat
- Interior Rearview Mirror
- 12 volt Electric Socket
- Horn
- Hand (Dial) Throttle, Electronic
- Adjustable Joystick Controls
- Anti-theft Security System with 6-button Keypad
- Storage Compartment with Netting

### COMFORT PACKAGES

- Open ROPS (C0): *Static Seat (No Foot Throttle, Headliner, Heater or Door)*
- Open ROPS (C1): *Foot Throttle, Headliner, Cup Holder, and choice of Seat (Mechanical Suspension or High Back, Heated, Air Ride Seat) (No Heater or Door)*
- Enclosed ROPS with Heater (C2): *Foot Throttle, Headliner, Heater and Defroster, Side Windows, Cup Holder, Radio Ready, choice of Seat (Mechanical Suspension or High Back, Heated, Air Ride Seat) and Door (Glass or Polycarbonate)*
- Enclosed ROPS with A/C (C3): *C2 + Air Conditioner*

### POWER TRAIN

- Cat C3.3B, Turbo Diesel Engine, Meeting Tier 4 Final and Stage V Emission Standards
- Air Cleaner, Dual Element, Radial Seal
- S-O-S<sup>SM</sup> Sampling Valve, Hydraulic Oil
- Filters, Cartridge-type, Hydraulic
- Filters, Canister-type, Fuel and Water Separator
- Radiator/Hydraulic Oil Cooler (side-by-side)
- Spring Applied, Hydraulically Released Parking Brakes
- Hydrostatic Transmission
- Four Wheel Chain Drive

### OTHER

- Engine Enclosure, Lockable
- Extended Life Antifreeze, -37° C (-34° F)
- Machine Tie Down Points (6)
- Support, Lift Arm
- Hydraulic Oil Level Sight Gauge
- Radiator Coolant Level Sight Gauge
- Radiator, Expansion Bottle
- Cat ToughGuard<sup>TM</sup> Hose
- Auxiliary, Hydraulics, Continuous Flow
- Heavy Duty, Flat Faced Quick Disconnects with Integrated Pressure Release
- Split D-Ring to Route Work Tool Hoses Along Side of Left Lift Arm
- Electrical Outlet, Beacon
- Belly Pan Cleanout
- Variable Speed Demand Fan
- Product Link<sup>TM</sup> PL240, Cellular

# 262D3 Skid Steer Loader

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## OPTIONAL EQUIPMENT

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- Hand-Foot Style Controls
- External Counterweights
- Beacon, Rotating
- Engine Block Heater – 120V
- Oil, Hydraulic, Cold Operation
- Paint, Custom
- Heavy Duty Battery, 1,000 CCA
- Product Link PL641, Cellular
- Bluetooth® Radio with Microphone (AM/FM/Weather Band Receiver with USB and Auxiliary Input Jack)

For more complete information on Cat products, dealer services, and industry solutions, visit us on the web at [www.cat.com](http://www.cat.com)

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Materials and specifications are subject to change without notice. Featured machines in photos may include additional equipment. See your Cat dealer for available options.

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AEHQ8210-01 (08-2019)  
Replaces AEHQ8210  
(Am North, EU, APD, ANZP)





**SIXTH  
ORDER OF BUSINESS**

**Staff Reports – A. MANAGER**

- III. Ratification of Purchase of 2022 Ford F-600 Truck



Beau Townsend  
Ford, Inc.

www.btford.com

PO BOX 5053  
1020 WEST NATIONAL RD.  
VANDALIA, OHIO 45377  
Phone 937-898-5841  
Fax 937-898-5030

RETAIL BUYER'S ORDER

F.3057

Date: 08/09/2023

<b>Buyer Name and Address (Including County and Zip Code)</b>	<b>Co-Buyer Name and Address (Including County and Zip Code)</b>	<b>Seller Name and Address</b>
NORTH SPRINGS IMPROVEMENT DISTRICT 9700 NW 52ND ST CORAL SPRINGS FL 33076		BEAU TOWNSEND FORD, INC. 1020 W. NATIONAL ROAD VANDALIA OH 45377
Email: Phone: (954) 304-3671 Cell:	Email: N/A Phone: N/A Cell: N/A	Salesperson: JEFFREY L.A. COLUMBRO  Deal Number: 254493

THIS BUYER'S ORDER IS  NEW  USED  CAR  TRUCK  DEMONSTRATOR  FACTORY OFFICIAL TO BE DELIVERED  
FOR THE FOLLOWING  RENTAL VEHICLE  PERSONAL, FAMILY OR HOUSEHOLD  AGRICULTURAL  BUSINESS ON OR ABOUT 08/09/2023

Year	Make	Model	Type	Trim	Color	Mileage	Stock #
2022	FORD TRUCK	S-DTY F-600	4WD REG	MED EARTH G	OXFORD WHT		22T2324

ODOMETER MILEAGE STATEMENT THE ODOMETER OF THE PURCHASED VEHICLE NOW READS _____ MILES/KILOMETERS AND IS ACCURATE UNLESS CHECKED BELOW. <input type="checkbox"/> ODOMETER MILEAGE IS NOT ACCURATE. REFER TO THE FEDERAL MILEAGE STATEMENT FOR FULL DISCLOSURE.		VIN 1FDF66LT5NDA23724
PRICE OF VEHICLE →		\$ 222820.00
OTHER GOODS AND SERVICES:		N/A

TRADE IN RECORD 1			
YR.	MAKE	MODEL	TYPE
N/A	N/A	N/A	N/A
COLOR	TRIM	MILEAGE	
N/A	N/A	N/A	
VIN	TRADE-IN ALLOWANCE		
N/A	N/A		
TITLE NO.	PLATE NO.	EXP. DATE	
N/A	N/A	N/A	
OWNER	LOAN #		
N/A	N/A		
LIENHOLDER	PHONE		
N/A	N/A		
ADDRESS	SPOKE WITH		
N/A	N/A		
PAYOFF AMOUNT	GOOD TILL	VERIFIED BY	
N/A	N/A	N/A	

TRADE IN RECORD 2			
YR.	MAKE	MODEL	TYPE
N/A	N/A	N/A	N/A
COLOR	TRIM	MILEAGE	
N/A	N/A	N/A	
VIN	TRADE-IN ALLOWANCE		
N/A	N/A		
TITLE NO.	PLATE NO.	EXP. DATE	
N/A	N/A	N/A	
OWNER	LOAN #		
N/A	N/A		
LIENHOLDER	PHONE		
N/A	N/A		
ADDRESS	SPOKE WITH		
N/A	N/A		
PAYOFF AMOUNT	GOOD TILL	VERIFIED BY	
N/A	N/A	N/A	

ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN SELLER ARE THEIRS, NOT SELLERS, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS SELLER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY SELLER ON ITS OWN BEHALF, SELLER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN CONNECTION WITH THE VEHICLE AND ANY RELATED PRODUCTS AND SERVICES SOLD BY SELLER. SELLER NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THE VEHICLE AND THE RELATED PRODUCTS AND SERVICES. IN THE EVENT THAT A WRITTEN WARRANTY IS PROVIDED BY SELLER OR A SERVICE CONTRACT IS SOLD BY SELLER ON ITS OWN BEHALF, ANY IMPLIED WARRANTIES ARE LIMITED IN DURATION TO THE TERM OF THE WRITTEN WARRANTY/SERVICE CONTRACT.	N/A	N/A
	LESS: TRADE IN ALLOWANCE(S)	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A
	SALES TAX <u>N/A</u> %	
	Tax Base \$ 223070.00	N/A

RECEIVED AUG 10 2023 *ve*

GOVERNING LAW: FEDERAL LAW AND THE LAW OF THE STATE OF OHIO APPLY TO THIS AGREEMENT.	N/A	N/A
	N/A	N/A
Buyer has read the terms and conditions printed on the back hereof and agrees to them as a part of this Agreement the same as if it were printed above Buyer's signature. Buyer certifies that Buyer is at least 18 years old, and hereby acknowledges receipt of a copy of this Agreement. This is an Agreement to buy the Vehicle. THIS AGREEMENT IS NOT VALID UNLESS SIGNED AND ACCEPTED BY SELLER OR SELLER'S AUTHORIZED REPRESENTATIVE.	N/A	N/A
	N/A	N/A
NEGATIVE EQUITY The balance owed on Buyer's trade-in(s) or lease turn-in(s) of \$ <u>N/A</u> is greater than the trade-in allowance(s) offered by Seller. The difference is negative equity of \$ <u>N/A</u> . Buyer understands that the Total Balance is increased by the negative equity amount, which Buyer agrees to pay.	INSURANCE Describe: <u>N/A</u>	N/A
	CASH PRICE OR TRADE DIFFERENCE	223070.00
<input type="checkbox"/> DEPOSIT RECEIPT: Seller hereby acknowledges receipt of the sum of \$ <u>N/A</u> as a deposit or partial payment for the vehicle described above. If this receipt is for a deposit, Seller will refrain from selling the described vehicle for <u>N/A</u> days. This Deposit: <input type="checkbox"/> IS <input type="checkbox"/> IS NOT REFUNDABLE, subject to the conditions as follows:	N/A	N/A
	PLUS: TITLE FEE	15.00
TERMS OF PAYMENT OF BALANCE DUE: <input type="checkbox"/> RETAIL INSTALLMENT SALE CONTRACT <input type="checkbox"/> OTHER _____	PLUS: REGISTRATION FEE	20.00
	N/A	N/A
REMARKS	N/A	N/A
	PLUS: LIEN PAYOFF OR LEASE BALANCE	N/A
	TOTAL BALANCE	\$ 223105.00
	LESS INITIAL PAYMENT/CASH DOWN	N/A
	LESS REBATE/FACORY INCENTIVE	N/A
	OTHER Describe: <u>N/A</u>	N/A
	BALANCE DUE	\$ 223105.00

- The Agreement incorporates by reference the following agreements:
- Retail Installment Sale Contract
  - Arbitration Agreement (if separate from this Agreement)
  - Limited Warranty
  - Delivery Summary/Report
  - Damage Disclosure
  - Other N/A
  - Other WE/OWE

**NO COOLING OFF PERIOD**  
State law does not provide for a "cooling off" or cancellation period for this sale. After you sign this Agreement, you may only cancel it if the seller agrees or for legal cause. You cannot cancel this Agreement simply because you change your mind. This notice does not apply to Door-to-Door sales under the Federal Trade Commission's Cooling Off Rule.

**RIGHT TO CANCEL** - If Buyer and Co-buyer sign here, the provisions of the Right to Cancel section on the back, which gives you and Seller the right to cancel if Seller is unable to assign a Retail Installment Sale Contract signed with this Agreement within N/A days from the date of this Agreement, will apply.  
Buyer Signs X RE Colo Co-Buyer Signs X \_\_\_\_\_

Buyer agrees that this Agreement includes all of the terms and conditions on the front and back side hereof, that this Agreement cancels and supersedes any prior agreement including oral agreements, and as of the date below comprises, together with any agreements incorporated by reference, as checked above, the complete and exclusive statement of the terms of the agreement relating to the subject matters covered by this Agreement. Buyer, by signing this Agreement, acknowledges that Buyer has read and agrees to its terms and has received a true copy of this Agreement.

BUYER SIGNS X RE Colo DATE 08/09/2023  
CO-BUYER SIGNS X \_\_\_\_\_ DATE \_\_\_\_\_  
MANAGER'S APPROVAL  
(Must Be Accepted By An Authorized Representative of the Seller)  
X [Signature] 5655 COLUMBIA DATE 08/09/2023

APPROVED

**1FDFF6LT5NDA23724**

**VANAIR UNIT # 30-22127710**

**OXY-ACE REEL MODEL 5HW-N-150 LOT # 2422229**

**WELDING REELS**

**#1 MODEL P-WC17-5010 LOT # 2420977**

**# 2 MODEL P-WC-17-5010 LOT # 2420977 I**

**NVERTER 1000W # C15635972**

**KEY J202 BODY 18051265**

**TRUCK # 1 DORA: X6764**

Furnish and install Reading RM-45 crane body, 11' long, heavy duty torsion box understructure, features 45,000 ft lb crane moment rating capacity corner mount, 44" H compartments, 60" high raised front compartments on roadside and curbside, 21" deep workbench storage bumper, full length 2" clamp lip with hinged doors on each end, two integrated grip strut steps, large hooped safety yellow grab handles at rear and a 3/16" top plate, shelf package with adjustable uni strut. LED lights per FMVSS108, fuel cup, mudflaps, slam action tailgate. Exterior paint including doors and door jambs are Reading white paint finish, cargo area, top of compartments and top of bumper has polyurea spray liner application. Integrated swivel tie downs in bed (4). Double panel doors, gas struts on vertical doors, removable stainless steel rod and bearing type external hinges offer maximum clear door openings, Integrated drip rails, Dual-Pro automotive door seals, stainless steel anchor compression latches with 3 point roller locks. Body is fully undercoated, master mechanical gang locking at rear with two bolt locks keyed to chassis. Construction throughout is A60 galvaneal steel. Installed on Pool supplied F600 chassis out of Claremore, OK.

Integral 20,000lb 2.5" receiver hitch, D-rings and 7 way plug. Receiver reducer and pin included.

LED compartment strip lighting, 4 exterior work lightstwo rear and one each side mounted to cab protector. Combo STTR and amber/clear LED strobe lights at rear with two surface mount amber/clear strobes on front grille with flood and puddle light functions switched in cab and at crane control center.

Furnish and install: 10 drawer CTECH in roadside vertical 10 drawer in 2nd roadside vertical 2 4" Bolt bin drawers in RS horizontal with egg crate dividers 1-6" 1-14" Welder drawer unit in RS Rear

Drawer units powdercoated RED with black anodized motion latch handles, powdercoated top shelf

500 lb extreme duty slides of 4" and up drawers, MotionLatch single hand opening mechanism, adjustable divider/parts tray package, includes a full width top shelf assembly.

Oxygen acetylene holder in CS front

Parts and labor to install switch panel, wiring and integration for chassis engine start/stop on crane/compressor/PTO. Crane control center includes backlit push button controls for outriggers, PTO, VainAir unit start/stop, crane power, compartment lights and exterior work lights. Hour meter and PTO status light.

Furnish and install Liftmoore 8045 DX-30WP hydraulic crane, true 8000 lb capacity, 45000 ft lb moment rating, boom telescopes hydraulically from 12.5 to 30 ft, boom has -5 to +75 degrees of elevation, CONTINUOUS unlimited rotation, high speed boom mounted planetary gear winch, external rotation gear with bronze alloy worm gearbox, wireless proportional control with CAN wire for backup and bypasses wireless function for areas where a transmitter cannot be used for safety reasons, onboard diagnostics with histogram with connectivity via cell phone, load capacity percentage display, crane horn, 115 ft of 3/8" galvanized aircraft wire rope, traveling block, swivel safety hook, anti two block, load sensor, Pressure compensated flow control system. Simultaneous multifunction control capability, Full ANSI compliant, integral counterbalance valve holds load in event of failure and provides overload protection, unit has emergency stop on pendant control. Overload protection transducer limits load via pressure sensor, Proportional control on crane functions. Boom support. LED boom tip lights switched on control.

Furnish and install AGP tandem hydraulic pump direct mount, PTO, valving, backup manual control levers for outriggers and manual flow diverter between outrigger and crane function so that outriggers cannot be retracted when crane is in use, bulkhead reservoir with sight gauge, temp gauge, high pressure filter, return filter, bronze shutoff valve. Intermediate bulkhead to protect tank included. Hydraulic oil cooler for continuous duty at full 20/8 GPM output. All hoses and fittings are JIC, suction hose uses stainless steel clamps

Furnish and install hydraulic in/out and hydraulic down outriggers, outrigger pads included.

Furnish and install: VanAir Air N Arc 300 Hydraulic all in one power system, rotary screw air compressor 40 CFM / 175 PSI max, 300 AMP welder, 300 AMP 12V/24V booster/charger, 50 amp 12V charger, 7 KW generator (6.8 KW continuous) AC power, 60 Hz single phase, 120V and 240V outlets, mounted on top of streetside compartment. Hydraulic allows simultaneous dual functionality such as welding and compressor. 50ft Welding cables and jumper cables included. Work panel mounted in Road side rear compartment.

Install 50 ft x 1/2" spring rewind air hose reel, flexzilla extreme duty hose with filter-regulator-lubricator in rear curb side crane compartment exiting rear of body via roller fairlead.

Furnish and install oxygen/acetylene 50ft hose reel in O/A compartment, Harris torch head kit

Furnish and install two 1/0 welding cable x 50ft spring rewind welding cable reels in DS Rear compartment. Stinger and ground included

Furnish and install Xantrax 1000 watt pure sine wave inverter, wire cold weather heaters from VanAir unit to inverter, duplex GFIC outlet, mounted in front roadside compartment. Remote on/off switch in cab.

Install body with springs to level chassis

Install factory backup camera at rear with aluminum camera housing.

Furnish and install Hydraulic QDA single spool flow controller for tool circuit application. Remove existing bank valve and replace end section with V20 section with single port relief, install additional return block for QDA, plumb through rear of side pack with bulkhead fittings, install hydraulic quick couplers (choice of standard popit, ball or flat face). Install push-pull manual selector valve to switch between crane and tool circuit, install new return and pressure lines to QDA, test system and measure flow output. Fabricate and install Shelf for QDA controller and selector valve in crane compartment. NOTE: Unknown during phone conversation that valve section would need to be changed, variance in cost is due to new section

Total cost of equipment	\$156,275.00
Shipping to Coral Springs	\$2200.00
MSRP of chassis	\$67,445.00
Florida state concession	-\$3100.00
Documentation fee	\$250.00
Title fee	\$15.00
45 day temp tag	\$20.00
Balance due	\$223,105.00



OHI-000048 OK

47B 213

6B	2	X			
LABL	ADJ	COV	PRCS	B10	RAMP

1FDF6LT5NDA23724

SUPER

MAIL

009250  
425/513

1FDF6LT5 NDA23724 NB

BU09



Go Further  
ford.com

VEHICLE DESCRIPTION

# SUPER DUTY

## ND A23724

2022 F600 4X4 REG CHASSIS  
XL 169" WB CHASSIS CAB  
6.7L POWER STROKE V8 DIESEL  
10-SPEED AUTOMATIC

EXTERIOR  
OXFORD WHITE  
INTERIOR  
MEDIUM EARTH GRAY VINYL

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR	INTERIOR	FUNCTIONAL	SAFETY/SECURITY
<ul style="list-style-type: none"> <li>HEADLAMPS - AUTOLAMP (ON/OFF)</li> <li>HEADLAMPS - WIPER ACTIVATED</li> <li>ROOF CLEARANCE LIGHTS</li> <li>TOW HOOKS</li> <li>TRAILER SWAY CONTROL</li> <li>TRAILER TOW WIRE HARNESS</li> <li>WIPERS - INTERMITTENT</li> </ul>	<ul style="list-style-type: none"> <li>AIR COND, MANUAL FRONT</li> <li>BLACK VINYL FLOOR COVERING</li> <li>OUTSIDE TEMP DISPLAY</li> <li>PARTICULATE AIR FILTER</li> <li>STEERING - TILT/TELESCOPIC WHEEL WITH AUDIO</li> <li>UPFITTER SWITCHES</li> <li>VINYL SUN VISORS</li> </ul>	<ul style="list-style-type: none"> <li>4-WHEEL ANTILOCK BRAKE SYS</li> <li>ELECT 4X4 SHIFT-ON-FLY</li> <li>FORDPASS™ CONNECT</li> <li>HILL START ASSIST</li> <li>JEWEL EFFECT HEADLAMPS</li> <li>MANUAL LOCKING HUBS</li> <li>MONO BEAM COIL SPRING FRT SUSPENSION W/STAB BAR</li> <li>STABILIZER BAR, FRONT/REAR</li> <li>SYNC® WITH APPLINK®</li> </ul>	<ul style="list-style-type: none"> <li>ADVANCETRAC™ WITH RSC®</li> <li>AIRBAGS - SAFETY CANOPY®</li> <li>BELT-MINDER CHIME</li> <li>DRIVER/PASSENGER AIR BAGS</li> <li>SOS POST-CRASH ALERT SYS™</li> </ul>
<b>WARRANTY</b>			
<ul style="list-style-type: none"> <li>3YR/36,000 BUMPER / BUMPER</li> <li>5YR/60,000 POWERTRAIN</li> <li>5YR/60,000 ROADSIDE ASSIST</li> <li>5YR/100,000 DIESEL ENGINE</li> </ul>			

INCLUDED ON THIS VEHICLE	(MSRP)	PRICE INFORMATION	(MSRP)
<b>OPTIONAL EQUIPMENT/OTHER</b>		BASE PRICE	\$52,850.00
PREFERRED EQUIPMENT PKG.680A		TOTAL OPTIONS/OTHER	12,800.00
6.7L POWER STROKE V8 DIESEL	9,325.00		
10-SPEED AUTOMATIC	NO CHARGE	TOTAL VEHICLE & OPTIONS/OTHER	65,650.00
245/70R19.5G TRACTION 4/2 TIRE	190.00	DESTINATION & DELIVERY	1,795.00
4.88 RATIO LIMITED SLIP AXLE	NO CHARGE		
POWER EQUIPMENT GROUP	1,100.00		
TELESCPNG TT MIRR-POWR/HTD SIG	NO CHARGE		
FRONT LICENSE PLATE BRACKET	NO CHARGE		
XL DECOR PACKAGE	NO CHARGE		
PLATFORM RUNNING BOARDS	320.00		
TIRE INFLATION MONITOR DELETE			
4G LTE WI-FI HOTSPOT REMOVAL	- 20.00		
22000# GWWR PACKAGE			
ENGINE BLOCK HEATER	100.00		
SKID PLATES	100.00		
50 STATE EMISSIONS	NO CHARGE		
SNOW PLOW PREP PACKAGE	250.00		
SPARE TIRE AND WHEEL DELETE	- 85.00		
TRAILER BRAKE CONTROLLER	300.00		
CENTER HIGH MOUNT STOP LAMP	NO CHARGE		
UTILITY LIGHTING SYSTEM	160.00		
40 GAL AFT OF AXLE FUEL TNK	NO CHARGE		
332 AMP ALTERNATOR	NO CHARGE		
REMOTE START SYSTEM	250.00		
REAR VIEW CAMERA & PREP KIT	415.00		
XL VALUE PACKAGE	395.00		
.CRUISE CONTROL			

	RAMP ONE		<b>TOTAL MSRP \$67,445.00</b>
	<b>RM6P</b>		
	RAMP TWO	<b>RAIL</b>	
		ITEM #: <b>47-6764 O/T 59</b>	

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

**SPECIAL ORDER**  
R541 R 6B 2X 275 000048 11 01 22

### EPA DOT Fuel Economy and Environment

# FUEL ECONOMY RATINGS NOT REQUIRED ON THIS VEHICLE

## fuelconomy.gov

Calculate personalized estimates and compare vehicles



The FordPass™ Connect modem is active and sending vehicle data (e.g., diagnostics) to Ford.\*\* See In-vehicle settings for connectivity options.

\*Based on 1977-2021 CY total sales.  
\*\*FordPass Connect (optional on select vehicles), the FordPass App and complimentary Connected Service are required for remote features (see FordPass Terms for details). Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected service excludes Wi-Fi hotspot.



Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit [www.FordOwner.com](http://www.FordOwner.com).



**WARNING:** Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to [www.P65Warnings.ca.gov/passenger-vehicle](http://www.P65Warnings.ca.gov/passenger-vehicle).

SCAN OR TEXT 1FND23724 TO 48028

Msg & Data rates may apply. Text HELP for help

[www.ford.com/help/privacy-terms/](http://www.ford.com/help/privacy-terms/)



# **SIXTH ORDER OF BUSINESS**

## **Staff Reports – C. ENGINEER**

- I. Award of Contract for RFQ 2023-08, Water Treatment Plant  
Landscaping Improvements



# North Springs Improvement District

9700 NW 52 ST

Coral Springs, FL 33076

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

To: Board of Supervisors

Re: Water Treatment Plant – Landscaping Improvement

Date: August 27<sup>th</sup>, 2023

---

We have evaluated the quotes received for the landscaping installation services located within the North Springs Improvement District Property District offices, the Water Treatment Plant, which consists of the following:

- All necessary equipment, personnel, materials, and supplies to properly install materials
- Prepare Site Area
- Installation of Plant Schedule

The following four (4) quotes were received:

<b>COMPANY</b>	<b>AMOUNT</b>
Stephanie's Landscape, Inc.	\$192,500
Podders Landscaping	\$203,250
Green Brothers Group, Inc.	\$220,610
David Font Design, Inc.	\$265,912

Staff is recommending the award to the lowest bidder, Stephanie's Landscape, Inc., in the amount of \$192,500.

# NORTH SPRINGS IMPROVEMENT DISTRICT

## REQUEST FOR QUOTE



## LANDSCAPE INSTALLATION SERVICES

**RFQ # 2023-08**

North Springs Improvement District  
Broward County, Florida  
9700 NW 52 Street  
Coral Springs, FL 33076

You are invited to submit a proposal for our Campus Park Landscape Installation Services Project at the North Springs Improvement District Main Office at 9700 NW 52 Street, Coral Springs, Florida 33076.

RFQ submittals shall be received by  
**Wednesday, August 23<sup>rd</sup>, 2023, at 10:00 AM.**

## **GENERAL INFORMATION**

### **DISCLOSURE**

The District reserves the right to reject any or all quotes, bids, & proposals, with or without cause, to waive technical errors and informalities, and to accept any proposal from a proposer which is qualified and which, in its judgment, best serves the interests of or represents the best value to the District, and which is not necessarily the lowest quote, but rather the overall price & reputation of the Contractor.

By submitting a proposal, the firm agrees to all the terms of this RFQ and the Landscape Installation Services Agreement, attached hereto as Exhibit "A".

Any exceptions to the Agreement must be stated in the proposal. Any submission of a proposal without objection to the Agreement indicates understanding and intention to comply with the Agreement. If there is a term or condition in the Agreement that the applicant intends to negotiate, it must be stated in the proposal. The successful candidate will not be entitled to any changes or modifications unless they were first stated in the proposal. The North Springs Improvement District reserves the right to reject any proposal(s) containing exceptions or modifications to the Agreement.

### **FAMILIARITY WITH THE LAW:**

By submitting a quote, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. The Contractor will adhere to all requirements when performing work in the designated City to which the work is being performed.

Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

### **FAMILIARITY OF THE PROJECT:**

Before submitting a quote, the Proposer shall carefully read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a quote is a certification by the Proposer that the Proposer is familiar with the project.

### **SITE INSPECTIONS:**

Contractor's are advised to schedule a site inspection prior to submitting their quote.

Any questions concerning this RFQ or to schedule a site inspection please contact Jane Early (District Engineer; NSID) at (561) 723-5076 to schedule an appointment.

### **QUOTE SUBMITTALS:**

Contractor shall submit its quote on the form attached. The Contractor must have similar

experience with similar projects, preferably within the last 36 months, with no adverse performance in such completion.

Quotes must be received by Wednesday, August 23<sup>rd</sup>, 2023 at 10:00 A.M. Each submission should only include the lump sum cost quote submittal form.

Quotes should be mailed or delivered to:

**North Springs Improvement District**  
**Attn: RFQ #2023-08; Landscape Installation Services**  
**9700 NW 52 Street**  
**Coral Springs, FL 33076**

### **INSURANCE REQUIREMENTS**

Contractor shall provide, pay for and maintain in force at all times during the Term of this Agreement, a comprehensive general liability insurance policy with minimum bodily injury coverage of \$1,000,000 and \$200,000 property damage liability together with Commercial Automobile Liability insurance. Contractor shall also secure and pay for Workers Compensation Insurance in the amount required by Florida Statutes for all employees to the extent required for compliance with the "Workers Compensation Law" (Chapter 440, F. S.) of the State of Florida and any applicable federal laws, and shall keep such insurance in full force at all times during the Term of this Agreement. District shall be named as an additional insured on all insurance policies the Contractor is required to provide or maintain, except for any applicable Workers Compensation Insurance; and all insurance policies must be from financially sound carriers authorized to do business in Florida and must include a waiver of subrogation in favor of indemnities.

### **LICENSES**

Licenses required for this project shall be obtained at the sole expense of the contractor.

### **PERMITS**

Contractor shall obtain all necessary permits for the performance of the contract. All fees required for any necessary permits shall be paid by contractor.

### **LANDSCAPING CODE**

It is the Contractors responsibility to be familiar with of landscaping code of ordinances with the City of Parkland. Contractor will adhere to all requirements when performing work in the designated city to which the work is being performed.

### **FERTILIZING**

At the contract execution, contractor shall supply the District a copy of the MSDS in relation to the fertilizers used on District property.

## **SCOPE OF SERVICES**

### **PROJECT BACKGROUND**

The North Springs Improvement District is seeking the services of a qualified professional landscape firm to provide landscaping installation services at the Campus Park located within the North Springs Improvement District Main District offices, the Water Treatment Plant.

The chosen Contractor will adhere to the bid specifications outlined within this document and provide a visually pleasing and environmentally sound Landscape installation, as shown in the Campus Park landscape plans, attached hereto as the Campus Park design plans, Exhibit "B."

### **SCOPE OF PROJECT**

Landscape Installation Services to include all labor, material, equipment, permits, and incidentals to perform all the services listed in these specifications.

The following is a list of items to be completed by the Contractor:

- Prepare Site Area
- Installation of Plant Schedule

Contractor shall supply all necessary equipment, personnel, materials, and supplies to properly install materials as outlined in Exhibit "B."

Contractor shall keep and maintain all landscaping in an aesthetic appearance by pruning and shaping as its intended appearance as outlined in design plans in Exhibit "B" prior to acceptance of the District.

### **INSPECTION:**

All material and workmanship shall be subject to inspection, examination, and test by the District and its District Engineer at any and all times during construction. The District Engineer shall have the authority to reject defective material and workmanship and require its correction. Rejected workmanship shall be satisfactorily corrected, and rejected material shall be satisfactorily replaced with proper material without charge, therefore, and the contractor shall promptly segregate and remove the rejected material from the premises. If the contractor fails to proceed at once with the replacement of rejected material and/or the correction of defective workmanship, the District may, by contract or otherwise, replace such material and/or correct such workmanship and charge the cost to the contractor, or may terminate the right of the contractor to proceed, the contractor and surety being liable for any damages.

### **NEGLECT AND PROPERTY DAMAGE:**

Plant material that is damaged or killed due to Contractor's operations, negligence, or chemicals or by any other means shall be replaced at the Contractor's expense.

Any damaged property caused by the Contractor's operations shall be approved by the District prior to being corrected at the Contractor's expense.

**GUARANTY AND REPLACEMENT:**

In the event products delivered do not meet the specification quality level or do not perform as specified in this proposal, the Contractor will replace the items at no additional cost to District.

All work shall be guaranteed by the Contractor against defects resulting from the use of inferior materials, equipment, or workmanship for one (1) year from the date of final acceptance of the entire project by the District in writing.

If, within the guarantee period, defects are noticed by the District which require repairs or changes in connection with the guaranteed work, those repairs or changes being, in the opinion of the District, rendered necessary as the result of the use of materials, equipment, or workmanship, which are defective, or inferior or not in accordance with the terms of the contract, then the Contractor shall, promptly upon receipt of notice from the District, and without expense to the owner:

- (1) Contractor shall correct all of such guaranteed work and correct all defects therein;
- (2) Make good all damage to the structure, site, equipment, or contents thereof, which is the result of the use of materials, equipment, or workmanship which are inferior, defective, or not in accordance with the terms of the contracts; and
- (3) Make good any work, materials, equipment, contents of structures, and/or disturbance of the site in fulfilling any such guarantee.

If the Contractor, after notice, fails to proceed promptly to comply with the terms of the guarantee, the owner may have the defects corrected, and the Contractor and his shall be liable for all expenses incurred.

# NORTH SPRINGS IMPROVEMENT DISTRICT



## LANDSCAPE INSTALLATION SERVICES

Campus Park

**RFQ#2023-08**

### QUOTE SUBMITTAL FORM

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

\$	<input type="text"/>	<input type="text"/>	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
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### LUMP SUM AMMOUNT

Fill in appropriate currency numbers for your quote to NSID. This quote submission does not guarantee that your company will receive any work. NSID has made no promises to you in any way regarding this project. NSID may reject this and any other quote with or without cause and chose any quote it feels is in the best interest of the District.

By submitting a quote, the firm agrees to all the terms of this RFQ and Agreement.

I/We confirm that the Bidder has the capacity, capability, and licenses to fully meet or exceed the requirements and will be available to deliver per RFQ#2023-08.

By: \_\_\_\_\_  
Authorized Representative

Print: \_\_\_\_\_

Date: \_\_\_\_\_

RFQ submittals shall be received by  
**Wednesday, August 23<sup>rd</sup>, 2023, at 10:00 AM**



EXHIBIT "A"

LANDSCAPE INSTALLATION SERVICES AGREEMENT

THIS AGREEMENT by and between North Springs Improvement District, an Independent Special District and public corporation of the State of Florida as created and existing in accordance with Chapter 2005-341, Laws of Florida, as amended and recodified from time to time, ("District"), and \_\_\_\_\_, a \_\_\_\_\_, located at \_\_\_\_\_ ("Contractor") is made as of the last date of execution by any party to this Agreement;

WHEREAS, the District requires landscaping installation services for the Campus Park located within the premises of the North Springs Improvement District Main District offices, the Water Treatment Plant, and solicited quotes for the provision of such services in 2023 pursuant to RFQ #2023-08 (the "RFQ"); and

WHEREAS, various quotes were received and evaluated and, at the meeting of the District Supervisors on September 6, 2023, approval was given to contract for the provision of such landscaping installation services with the Contractor for a lump sum amount;

NOW THEREFORE, in consideration of the mutual covenants and agreement hereinafter set forth and for \$10 and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Parties hereto agree as follows:

1. Scope of Services. Throughout the term of this Agreement, Contractor shall provide to the District landscaping installation services, upon the District property described hereinafter, in accordance with the RFQ, including as set forth below.

a. District Property. Services shall be provided for the North Springs Improvement District Main District, depicted in the RFQ, Exhibit "B" hereto;

b. Services to be Provided. The landscaping installation services for the Campus Park located within the premises of the North Springs Improvement District Main District offices, required to be provided by the Contractor, shall consist of:

i. Site preparation and installation of plant schedule.

ii. Contractor shall supply all necessary equipment, personnel, and materials to perform the proper installation of materials as outlined within the RFQ and maintain all landscaping in an aesthetic appearance by pruning and shaping as necessary to preserve and maintain the intended appearance outlined in the design plans submitted to the City of Coral Springs, prior to the acceptance of the District. Such maintenance includes: Lawn cutting, edging, mowing, garbage pickup, removal and disposal of yard trash and debris, removal and disposal of dead vegetation, removal and disposal of weeds and invasive vegetation, mulching, blowing, and clearing areas.

iii. Contractor shall warranty the work and materials for 12 months once the installation is complete and accepted by the District. All work shall be guaranteed by the Contractor against defects resulting from the use of inferior materials, equipment, or workmanship for one (1) year from the date of final acceptance of the entire project by the District in writing.

If, within the guarantee period, defects are noticed by the District which require repairs or changes in connection with the guaranteed work, those repairs or changes being, in the opinion of the District, rendered necessary as the result of the use of materials, equipment, or workmanship, which are

defective, or inferior or not in accordance with the terms of the contract, then the Contractor shall, promptly upon receipt of notice from the District, and without expense to the owner:

- (1) Place in satisfactory condition in every particular all of such guaranteed work and correct all defects therein;
- (2) Make good all damage to the structure, site, equipment, or contents thereof, which is the result of the use of materials, equipment, or workmanship which are inferior, defective, or not in accordance with the terms of the contracts; and
- (3) Make good any work, materials, equipment, contents of structures, and/or disturbance of the site in fulfilling any such guarantee.

If the Contractor, after notice, fails to proceed promptly to comply with the terms of the guarantee, the owner may have the defects corrected, and the Contractor and his shall be liable for all expenses incurred.

The terms and provisions of the RFQ are incorporated herein by reference, and in the event of any conflict, the provisions of this Agreement shall control.

2. Compensation. As compensation for the Contractor's full and faithful performance of all of the above-referenced landscaping design installation services, the District agrees to pay a total lump sum fixed total amount of \$ \_\_\_\_\_. Such fee shall be due in two (2) equal installments. First payment in advance, a 25% deposit will be due at the time of the executed agreement. The second payment, 75% remaining balance, shall be due once services have been rendered and accepted by the District, within 30 business days of the District's receipt of the Contractor's invoice.

3. Schedule. Contractor shall complete the scope of services in accordance with Exhibit "B" 90 days from The Date of Commencement.

4. Delays. The Contractor shall make a good faith effort to adhere to the contracted schedule. In the event the Contractor is unable to maintain the contracted schedule (i.e. poor weather conditions, availability of plants or materials.), and Contractor does not inform the District, the amount of \$100.00 per day for the failure to perform may be deducted from Contractor's fee.

5. Term. Unless terminated sooner in accordance with the terms of this Agreement, the Term of this Agreement shall be from the Date of Commencement, followed by a period of twelve (12) months from the Date of Acceptance of the District. The Date of Commencement shall be designated by the District, in a written Notice to Proceed provided to the Contractor. The Date of Acceptance shall be designated by the District, in a written notice to the Contractor.

6. Independent Contractor. Contractor has control over the means and methods by which it performs the services set forth in this Agreement. Contractor, its employees and agents, shall be deemed independent contractors and not agents nor employees of the District, and shall not attain any rights or benefits generally afforded District employees; furthermore Contractor, its employees and agents, shall not be deemed entitled to any benefits under the District's Workers Compensation, Insurance benefits or similar laws.

7. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and the District's agents, officers and employees from and against any and all claims, suits, damages, liabilities or causes of action, arising out of, related to, or in any way connected with this Agreement or the landscaping services provided hereunder (including the performance or non-performance of any of the provisions of this Agreement required of the Contractor), including but not limited to all claims for personal injury, loss of life or damage to property and from and against any orders, judgments or decrees

which may be entered, and from and against all costs, attorney's fees and expenses incurred in connection with the defense of any such claims and investigation thereof, regardless of any negligence of the District or District's agents, officers or employees. The provisions of this paragraph shall survive any termination or expiration of the Term of this Agreement.

8. Insurance. Contractor shall provide, pay for and maintain in force at all times during the Term of this Agreement, a comprehensive general liability insurance policy with minimum bodily injury coverage of \$1,000,000 and \$200,000 property damage liability together with Commercial Automobile Liability insurance. Contractor shall also secure and pay for Workers Compensation Insurance in the amount required by Florida Statutes for all employees to the extent required for compliance with the "Workers Compensation Law" (Chapter 440, F. S.) of the State of Florida and any applicable federal laws, and shall keep such insurance in full force at all times during the Term of this Agreement. District shall be named as an additional insured on all insurance policies the Contractor is required to provide or maintain, except for any applicable Workers Compensation Insurance; and all insurance policies must be from financially sound carriers authorized to do business in Florida and must include a waiver of subrogation in favor of indemnities.

9. Standards. All work performed by the Contractor under this Agreement shall be performed in accordance with the standard of first class landscaping and maintenance operations in the community where the services are provided.

10. Default by Contractor. In the event (i) Contractor fails to expeditiously and fully perform its services in accordance with the provisions of this Agreement, or (ii) Contractor or any employee or agent of Contractor shall file or record a lien against any property of the District, or (iii) Contractor is declared to be bankrupt or insolvent, or an assignment for the benefit of creditors is made by Contractor, or Contractor shall file a voluntary petition in bankruptcy or insolvency or a receiver shall be appointed for Contractor and such appointment, bankruptcy or insolvency proceedings, petition, declaration or assignment is not set aside within 30 days, or (iv) any representation of a material fact made by Contractor to the District shall prove to be knowingly false or misleading, in any material respect, or (v) Contractor fails in the observance or performance of any covenant, agreement or condition contained in this Agreement required to be kept, performed were observed by Contractor, or (vi) Contractor violates any laws, ordinances, rules, regulations or orders of any Public Authority having jurisdiction, then District may declare Contractor to be in default hereunder and exercise any remedies available to it under this Agreement or under the law.

11. Termination by Owner Due to Contractor's Default. If Contractor is in default under the provisions of this Agreement, the District may, without prejudice to any right or remedy, and after giving Contractor 15 days written notice to cure such default, terminate the Agreement and Contractor shall thereupon cease performance of any work under this Agreement and shall not be entitled to any further payment (other than payment for the value of work already performed to the extent such payment has not, at that time, yet been made).

12. Termination Without Cause. Either party may terminate this Agreement, for any reason, upon thirty (30) days written notice to the other party.

13. No Assignment/No Subcontractors. In as much as this contract is the product of competitive bidding, and the District has relied upon the experience, qualifications and history of the Contractor, this Agreement shall not be assignable without the written consent of the District, which consent may be withheld for any reason whatsoever, and Contractor agrees not to delegate any portion of the work or services required to be provided under this Agreement to any subcontractors.

14. Compliance with Laws. Contractor agrees that in connection with its performance under this Agreement, it shall, at all times, comply with all applicable laws, ordinances and codes of all applicable governmental authorities.

15. Governing Law/Venue. This Agreement shall be interpreted and enforced in accordance with Florida Law, not including its conflict of law provisions. The exclusive venue for any litigation arising out of or relating to this Agreement shall be in Broward County, Florida.

16. Notice. All notices which may be given pursuant to this Agreement shall be in writing and shall be deemed to have been given if delivered by personal service, or by email with a confirmed transmission, or by Certified Mail Return Receipt Requested addressed to the Parties at their respective addresses indicated below or as the same be changed in writing from time to time ("Notice"). Such Notice shall be deemed given on the day on which personally served or properly transmitted via email with confirmation sent; or if solely by mail, on the fifth day after being posted or the actual date of receipt, whichever is earlier.

As to the District:

Rod Colon  
District Manager  
North Springs Improvement District  
9700 NW 52<sup>nd</sup> Street  
Coral Springs, FL 33076  
[rodcol@nsidfl.gov](mailto:rodcol@nsidfl.gov)

With a copy to:

Brenda Richard  
District Clerk  
North Springs Improvement District  
9700 NW 52<sup>nd</sup> Street  
Coral Springs, FL 33076  
[brendar@nsidfl.gov](mailto:brendar@nsidfl.gov)

and

With a copy to:

Richard Sarafan  
District Counsel  
Venable LLP  
100 SE 2<sup>nd</sup> Street, 44<sup>th</sup> Floor  
Miami, FL 33131  
[rsarafan@venable.com](mailto:rsarafan@venable.com)

As to the Contractor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Miscellaneous.

a. Title and paragraph headings are for convenient reference and are not intended to confer any rights or obligations upon the Parties to this Agreement.

b. No modification, amendment, or alteration of the terms and conditions contained in this Agreement shall be effective unless contained in a written document executed with the same formality as this Agreement.

c. This Agreement sets forth the full and complete understanding of the parties regarding the subject of this Agreement as of the effective date, and supersedes any and all negotiations, agreements, and representations related thereto made or dated prior to this Agreement except as otherwise set forth herein.

d. If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.

e. The failure of either party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in breach or violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach, or of any future violation, breach or wrongful conduct.

f. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and costs, including fees and expenses charged for representation at both the trial and appellate levels.

g. IN THE EVENT OF ANY LITIGATION ARISING OUT OF THIS AGREEMENT, EACH PARTY HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHTS TO TRIAL BY JURY.

h. There are no intended third party beneficiaries under this Agreement.

i. Contractor represents that it presently has no interest and shall acquire no interest, either directly or indirectly, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Florida Statutes Section 112.311. Contractor further represents that no person having a conflict of interest shall be employed by Contractor to perform any function under this Agreement.

j. Contractor shall promptly notify the District in writing of all such conflicts of interest or any prospective business association, interest or other circumstance which may influence or appear to influence the Contractor's judgment or quality of services being provided hereunder. Such written notice shall identify the prospective business association, interest or circumstance, the nature of the work that the Contractor may undertake and shall request an opinion of the District as to whether the association, interest or circumstance would, in the opinion of the District, constitute a conflict of interest if entered into by the Contractor. The District agrees to notify the Contractor of its opinion by Certified Mail within thirty (30) days of receipt of notification by the Contractor if, in the opinion of the District, the prospective business association, interest or circumstance shall be deemed a conflict of interest with respect to services provided to the District by the Contractor under the terms of this Agreement. This Agreement does not prohibit the Contractor from performing services for any other special purpose taxing District, and such retention of the Contractor shall not constitute a conflict of interest under this Agreement.

k. The Contractor warrants that it has not employed or retained any company or person other than a bonafide employee or independent contractor working solely for the Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, individual, or firm other than a bonafide employee or independent contractor working solely for the

Contractor, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.

l. Contractor warrants and represents that all its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.

m. Contractor hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

18. Public Records. Contractor, pursuant to and in accordance with Section 119.0701, Florida Statutes, and to the extent Contractor might be deemed or determined to be an "Agency" as defined in F.S. 119.011(2), shall comply with the public records laws of the State of Florida, and specifically shall:

a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement should be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, the Contractor may be subject to penalties pursuant to Sections 119.10 and 119.0701(4), Florida Statutes.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**DISTRICT CLERK'S OFFICE  
9700 NW 52<sup>ND</sup> STREET**

**CORAL SPRINGS, FL 33076  
TELEPHONE: (954) 796-6603  
EMAIL: BRENDA@NSIDFL.GOV**

19. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all which taken together shall constitute one in the same Agreement. For purposes of execution scanned, emailed, or electronic signatures shall be deemed the equivalent of originals.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year shown next to their signatures.

NORTH SPRINGS IMPROVEMENT DISTRICT,

By: \_\_\_\_\_  
Vince Moretti, President

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Grace Solomon, Secretary

Date: \_\_\_\_\_

CONTRACTOR:

\_\_\_\_\_

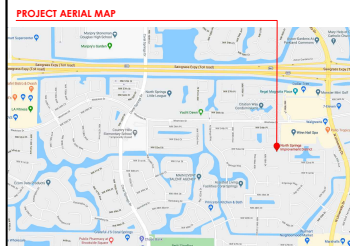
By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

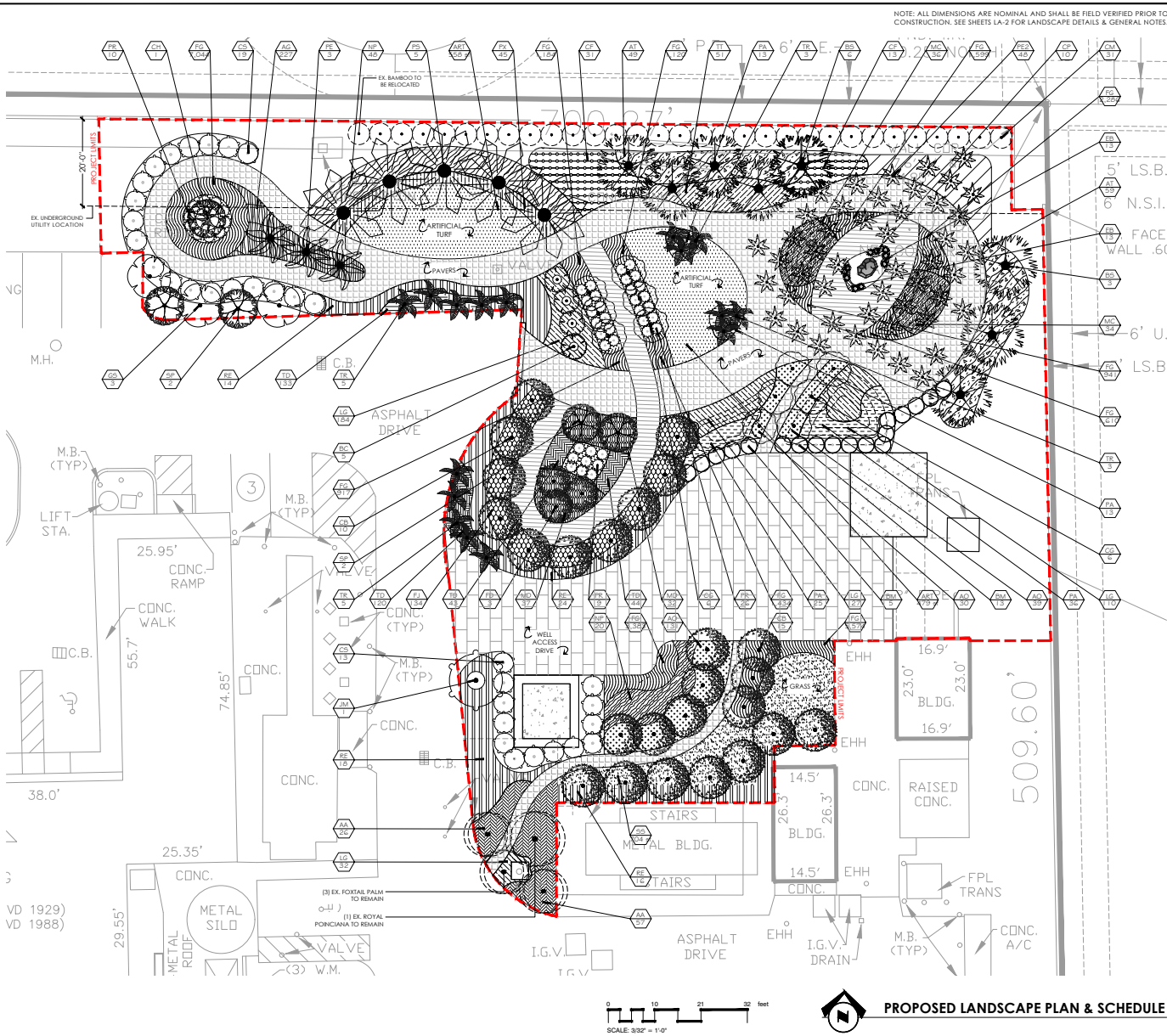
# EXHIBIT "B" LANDSCAPING DESIGN

**SHEET INDEX:**  
**LA - 1** PROPOSED LANDSCAPE PLAN & SCHEDULE  
**LA-1A** PROPOSED PLANTING IMAGERY  
**LA-2** LANDSCAPE DETAILS & GENERAL NOTES



**NSID - CAMPUS PARK | PLANT SCHEDULE**

NO.	SYM.	PLANT SPECIFICATION	QTY
BC	5	Borneria thurgenii / Tropical Blue Bamboo	150, 12" CA. H.
BS	9	Bambusa nuda 'Silver' / Silver Bamboo Palm	4" C.C.
CC	10	Calamagrostis canadensis / Red Top Grass	12" CA. H.
CH	1	Calliandra haemorrhoidalis / Pink Powderpuff	15 gal.
CR	25	Callitriche canadensis / Redtop Blueberry	12" CA. H., 15 gal.
CM	31	Caryopteris nana / Clumping Redtop Palm	12" CA. H.
CO	3	Cornus spicata / Spicebush	8" CA. H.
CS	3	Cornus spicata / Spicebush	8" CA. H., Single Plant
JA	1	Jacquinia maritima / Jacquinia	14" CA. H.
PS	1	Phoradendron flavescens / Mid State Palm	4" C.C.
PD	46	Phytolacca angustata / Softshell Palm	8" CA. H., 15 gal.
PE	3	Phytolacca angustata / Softshell Palm	8" CA. H., 15 gal.
SP	4	Sesuvia portulacastris / Desert Cactus	8" CA. H.
TR	14	Thuja occidentalis / Redtop Palm	4" CA. H.
BT	16	Borneria thurgenii / Tropical Blue Bamboo	8" CA. H.
BS	16	Borneria thurgenii / Tropical Blue Bamboo	8" CA. H.
CC	30	Calliandra haemorrhoidalis / Pink Powderpuff	15 gal.
CF	10	Callitriche canadensis / Redtop Blueberry	12" CA. H.
PH	16	Phytolacca angustata / Softshell Palm	8" CA. H.
AT	108	Artocarpus alatus 'Tender' / Ficus White Capped	7.5 gal. Flat
AD	200	Agave parviflora 'Oleander' / African Lily	3.5 gal. Flat
AA	80	Aspidistra formosa / Dwarf Aspidistra	3.5 gal. Flat
CF	14	Callitriche canadensis / Redtop Blueberry	3.5 gal. Flat
TR	2780	Thuja occidentalis 'Green Island' / Green Island Italian Laurel Fig	3.5 gal. Flat
UG	400	Ulex europaeus 'Evergreen' / Evergreen Glorifolia	3.5 gal. Flat
MC	70	Muhlenbergia capillaris / Pink Muhly Grass	3.5 gal. Flat
HP	40	Heptacapsis 'Pink' / Pink Heptacapsis	7.5 gal. Flat
FA	87	Festuca arundinacea 'White' / White Fountain Grass	3.5 gal. Flat
PH	40	Phytolacca angustata / Softshell Palm	3.5 gal. Flat
BE	70	Begonia 'Lucky' / Lucky Palm	15 gal.
TI	50	Thuja occidentalis / Ficus	3.5 gal. Flat
AG	207	Artocarpus alatus 'Tender' / Ficus	1.5 gal. Flat
AR	102P	Artocarpus alatus 'Tender' / Ficus	Flat
BS	34	Borneria thurgenii 'Blue' / Blue Bamboo Palm	3.5 gal. Flat
FJ	134	Festuca arundinacea / Luscious Palm	3.5 gal. Flat
MD	49	Mitella dipycnantha 'Dwarf' / Dwarf Luscious Palm	3.5 gal. Flat
SI	704P	Syntherisma securitatum / St. Augustine Grass	Flat
TD	340	Taxodium distichum 'Dwarf' / Dwarf Cypress Palm	1.5 gal. Flat



**DAVID FONT DESIGN**  
 INTERIOR EXTERIOR

**NSID | CAMPUS PARK**  
 CORAL SPRINGS, FLORIDA

REVISIONS:

SUBMITTAL DATE  
 8/7/2023

**LA-1**





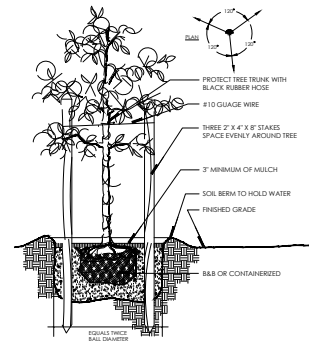
**PROPOSED PLANTING IMAGERY**  
 SEE CORRESPONDING PLANTING PLAN & SCHEDULE ON SHEET LA-1

**DAVID FONTS DESIGN**  
 INTERIOR EXTERIORS  
 11820 N.W. 37TH STREET  
 FORT LAUDERDALE, FL 33309  
 PHONE: 754.383.8888 FAX: 754.383.8888  
 EMAIL: INFO@DAVIDFONTSDESIGN.COM

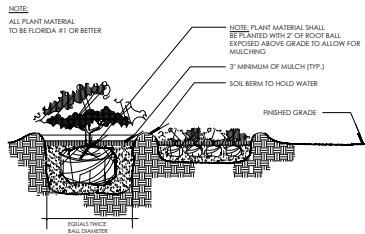
**NSID | CAMPUS PARK**  
 CORAL SPRINGS, FLORIDA

DAVID FONTS, AIA, FAIA  
 C.A. 64668272  
 REVISIONS:  
 SUBMITTAL DATE  
 8/7/2023

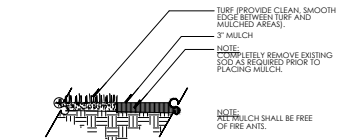
**LA-1A**



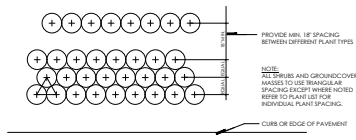
**A** TREE DETAIL  
SECTION NOT TO SCALE



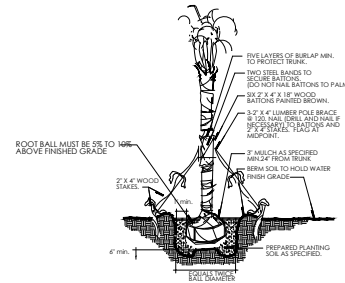
**B** SHRUB AND GROUND COVER DETAIL  
SECTION NOT TO SCALE



**C** TURF/MULCH DETAIL  
SECTION NOT TO SCALE



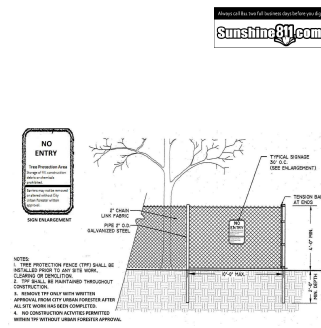
**D** SHRUB/GROUND COVER SPACING DETAIL  
PLAN NOT TO SCALE



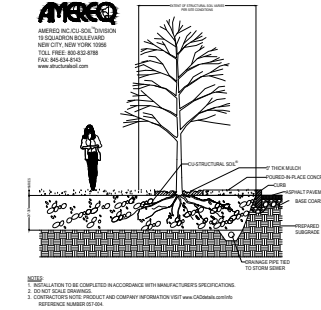
**E** PALM DETAIL  
SECTION NOT TO SCALE

## LANDSCAPE NOTES

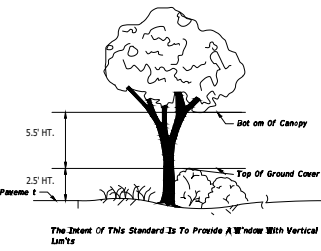
1. PLANT MATERIAL SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" (LATEST EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE, CONSUMER SERVICES DIVISION.
2. TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
3. ALL TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM SIZES SHOWN.
4. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES. IF NECESSARY, AMMEND TOPSOIL WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL.
5. PLANTING PITS: ALL TREES AND SHRUBS SHALL BE PLANTED IN A PLANTING SOIL CONSISTING OF A MIXTURE OF 50% MUCK AND 50% CLEAN, BROWN SAND. PLANTING HOLES WILL BE TWICE THE SIZE OF THE ROOT BALL OF THE TREE OR SHRUB BEING PLANTED.
6. MULCHING: ALL EXPOSED SOIL AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM THREE (3) INCH DEPTH, EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. THE TYPE OF MULCH SHALL BE SHREDDED AND COMPOSTED MELALEUCA TREE, GRADE 'B', AT A MINIMUM, PROVIDE A 24 INCH RING OF MULCH AROUND TREE TRUNKS LOCATED IN GRASS AREAS.  
\*\* ONLY NON-CYPRESS MULCH IS ALLOWED AND THE MULCH BE KEPT AT LEAST 6 INCHES AWAY FROM TREE AND PALM TRUNKS. NO DYED MULCH SHALL BE USED ON THE SITE.
7. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT MATERIAL QUANTITIES, INCLUDING SOD, SOIL AND MULCH.
8. TREES AND PALMS SHALL BE GUYED OR STAKED AS PER THE DETAILS.
9. EXISTING IRRIGATION SYSTEM TO BE ADJUSTED SO THAT IT PROVIDES 1 TO 2 PERCENT COVERAGE, RUST-FREE WITH 50 PERCENT MINIMUM OVERLAP AND AN AUTOMATIC RAIN SENSOR. PROVIDE USE OF BUBBLERS ON ALL TREE AND PALM INSTALLATION.
10. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE WHICH WILL LIMIT THE OPERATION OF THE SYSTEM IF SUFFICIENT RAINFALL HAS OCCURRED.
11. SOD: THE SPECIES OF GRASS FOR LAWNS SHALL BE ST. AUGUSTINE 'FLORATAM' AND SHALL BE INSTALLED AS SOLID SOD.
12. COORDINATE THE FINAL PLACEMENT OF TREES WITH THE PLACEMENT OF LAMP POST LIGHTING.
13. CONTRACTOR SHALL ENSURE THAT ADEQUATE WATER IS SUFFICIENTLY ESTABLISH PLANT MATERIAL UNTIL IRRIGATION IS 100% OPERABLE.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION NEWLY INSTALLED PLANTINGS TO SUPPLIED IN NECESSARY QUANTITIES TO ALL FROM THE L.A. OR CLIENT
15. IN AREAS WHERE PAVED SURFACES ADJUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHOULD BE EVEN.
16. NO STREET TREE SHALL BE PLANTED LESS THAN (25) FEET FROM ANY STREET CORNER, MEASURED FROM THE POINT OF INTERSECTING CURBS OR ROADWAY PAVEMENT EDGES.
17. ALL MATERIAL SHALL BE FERTILIZED WITH THE APPROPRIATE FERTILIZER OR TABLETS IMMEDIATELY UPON INSTALLATION.
18. LANDSCAPE AREAS, INCLUDING LANDSCAPED ISLANDS, WITHIN OR ADJUTING VEHICULAR USE AREAS SHALL BE EXCAVATED TO A DEPTH OF TWO AND A HALF FEET (2 1/2') TO ENSURE THAT ADEQUATE PLANTING SOIL EXISTS. PARKING LOT BASE COURSE MATERIAL, LIMEROCK, ASPHALT, AND OTHER SIMILAR MATERIAL SHALL BE REMOVED TO A DEPTH OF TWO AND A HALF FEET (2 1/2')
19. EXISTING TREES AND PALMS REMAINING MUST BE STRUCTURALLY PRUNED BY PROFESSIONALLY LICENSED TREE COMPANY.
20. ALL TREES SHOULD BE PLANTED SO THAT THE TRUNK FLAIR IS VISIBLE AT THE TOP OF THE ROOT BALL. THE TOP OF THE ROOT BALL SHALL BE PLANTED SO THAT IT IS 5% TO 10% ABOVE FINISH GRADE. SOIL MUST NOT BE PLACED OVER THE ROOT BALL.



**H** TREE PROTECTION FENCE DETAIL  
SECTION NOT TO SCALE



**G** TYPICAL STREET PLANTING  
SECTION NOT TO SCALE



**F** VERTICAL VIEWING WINDOW  
SECTION NOT TO SCALE



DAVID FONT DESIGN  
INTERIOR | EXTERIOR  
LOCAL SPRINGS, FLORIDA 32833  
EMAIL: INFO@DAVIDFONTDESIGN.COM

NSID | CAMPUS PARK  
CORAL SPRINGS, FLORIDA

DAVID FONT ASIA, P.L.L.C.  
LA 2668222

REVISIONS:

SUBMITAL DATE  
8/7/2023

LA-2

SITE (NORTH SPRINGS IMPROVEMENT DISTRICT)



# **SIXTH ORDER OF BUSINESS**

## **Staff Reports – C. ENGINEER**

- II. Consideration of Quotes for RFQ 2023-08-01,  
Water Treatment Plant Paver Installation



# North Springs Improvement District

9700 NW 52 ST

Coral Springs, FL 33076

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

To: Board of Supervisors

Re: Water Treatment Plant - Paver Installation

Date: August 27<sup>th</sup>, 2023

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We have evaluated the quotes received for the paver installation services located within the North Springs Improvement District Property District offices, the Water Treatment Plant, which consists of the following:

- All necessary equipment, personnel, materials, and supplies to properly install materials.
- Prepare Site Area
- Installation of Pavers

The following three (3) quotes were received:

<b>COMPANY</b>	<b>AMOUNT</b>
East Coast Builders & Developers, Corp.	\$178,000
Green Brothers Group, Inc.	\$185,000
Val V. Developers	\$210,000

Staff is recommending the award to the lowest bidder, East Coast Builders & Developers, Corp., in the amount of \$178,000.

# NORTH SPRINGS IMPROVEMENT DISTRICT

## REQUEST FOR QUOTE



## PAVER INSTALLATION SERVICES

**RFQ # 2023-08-1**

North Springs Improvement District  
Broward County, Florida  
9700 NW 52 Street  
Coral Springs, FL 33076

You are invited to submit a proposal for our Campus Park and Paver Installation Services Project at the North Springs Improvement District Main Office at 9700 NW 52 Street, Coral Springs, Florida 33076.

RFQ submittals shall be received by  
**Wednesday, August 23, 2023, at 10:00 AM.**

## **GENERAL INFORMATION**

### **DISCLOSURE**

The District reserves the right to reject any or all quotes, bids, & proposals, with or without cause, to waive technical errors and informalities, and to accept any proposal from a proposer which is qualified and which, in its judgment, best serves the interests of or represents the best value to the District, and which is not necessarily the lowest quote, but rather the overall price & reputation of the Contractor.

By submitting a proposal, the firm agrees to all the terms of this RFQ and the Paver Installation Services Agreement, attached hereto as Exhibit "A".

Any exceptions to the Agreement must be stated in the proposal. Any submission of a proposal without objection to the Agreement indicates understanding and intention to comply with the Agreement. If there is a term or condition in the Agreement that the applicant intends to negotiate, it must be stated in the proposal. The successful candidate will not be entitled to any changes or modifications unless they were first stated in the proposal. The North Springs Improvement District reserves the right to reject any proposal(s) containing exceptions or modifications to the Agreement.

### **FAMILIARITY WITH THE LAW:**

By submitting a quote, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. The Contractor will adhere to all requirements when performing work in the designated City to which the work is being performed.

Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

### **FAMILIARITY OF THE PROJECT:**

Before submitting a quote, the Proposer shall carefully read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a quote is a certification by the Proposer that the Proposer is familiar with the project.

### **SITE INSPECTIONS:**

Contractor's are advised to schedule a site inspection prior to submitting their quote.

Any questions concerning this RFQ or to schedule a site inspection please contact Jane Early (District Engineer; NSID) at (561) 723-5076 to schedule an appointment.

### **QUOTE SUBMITTALS:**

Contractor shall submit its quote on the form attached. The Contractor must have similar

experience with similar projects, preferably within the last 36 months, with no adverse performance in such completion.

Quotes must be received by Wednesday, August 23, 2023 at 10:00 A.M. Each submission should only include the lump sum cost quote submittal form.

Quotes should be mailed or delivered to:

**North Springs Improvement District**  
**Attn: RFQ #2023-08-1; Paver Installation Services**  
**9700 NW 52 Street**  
**Coral Springs, FL 33076**

### **INSURANCE REQUIREMENTS**

Contractor shall provide, pay for and maintain in force at all times during the Term of this Agreement, a comprehensive general liability insurance policy with minimum bodily injury coverage of \$1,000,000 and \$200,000 property damage liability together with Commercial Automobile Liability insurance. Contractor shall also secure and pay for Workers Compensation Insurance in the amount required by Florida Statutes for all employees to the extent required for compliance with the "Workers Compensation Law" (Chapter 440, F. S.) of the State of Florida and any applicable federal laws, and shall keep such insurance in full force at all times during the Term of this Agreement. District shall be named as an additional insured on all insurance policies the Contractor is required to provide or maintain, except for any applicable Workers Compensation Insurance; and all insurance policies must be from financially sound carriers authorized to do business in Florida and must include a waiver of subrogation in favor of indemnities.

### **LICENSES**

Licenses required for this project shall be obtained at the sole expense of the contractor.

### **PERMITS**

Contractor shall obtain all necessary permits for the performance of the contract. All fees required for any necessary permits shall be paid by contractor.

### **ORDINANCES CODE**

It is the Contractors responsibility to be familiar with the ordinances with the City of Coral Springs. Contractor will adhere to all requirements when performing work in the designated city to which the work is being performed.



## **SCOPE OF SERVICES**

### **PROJECT BACKGROUND**

The North Springs Improvement District is seeking the services of a qualified professional firm to provide paver installation services at the Campus Park located within the North Springs Improvement District Main District offices, the Water Treatment Plant.

The chosen Contractor will adhere to the bid specifications outlined within this document and provide the installation of pavers, as shown in the Campus Park landscape plans, attached hereto as the Campus Park design plans, Exhibit "B."

### **SCOPE OF PROJECT**

Paver Installation Services to include all labor, material, equipment, permits, and incidentals to perform all the services listed in these specifications.

The following is a list of items to be completed by the Contractor:

- Prepare Site Area
- Installation and Sealing of Pavers

Contractor shall supply all necessary equipment, personnel, materials, and supplies to properly install materials as outlined in Exhibit "B."

Contractor shall keep and maintain an aesthetic appearance as its intended appearance as outlined in design plans in Exhibit "B" prior to acceptance of the District.

### **INSPECTION:**

All material and workmanship shall be subject to inspection, examination, and test by the District and its District Engineer at any and all times during construction. The District Engineer shall have the authority to reject defective material and workmanship and require its correction. Rejected workmanship shall be satisfactorily corrected, and rejected material shall be satisfactorily replaced with proper material without charge, therefore, and the contractor shall promptly segregate and remove the rejected material from the premises. If the contractor fails to proceed at once with the replacement of rejected material and/or the correction of defective workmanship, the District may, by contract or otherwise, replace such material and/or correct such workmanship and charge the cost to the contractor, or may terminate the right of the contractor to proceed, the contractor and surety being liable for any damages.

### **NEGLECT AND PROPERTY DAMAGE:**

Plant material that is damaged or killed due to Contractor's operations, negligence, or chemicals or by any other means shall be replaced at the Contractor's expense.

Any damaged property caused by the Contractor's operations shall be approved by the District prior to being corrected at the Contractor's expense.

**GUARANTY AND REPLACEMENT:**

In the event products delivered do not meet the specification quality level or do not perform as specified in this proposal, the Contractor will replace the items at no additional cost to District.

All work shall be guaranteed by the Contractor against defects resulting from the use of inferior materials, equipment, or workmanship for one (1) year from the date of final acceptance of the entire project by the District in writing.

If, within the guarantee period, defects are noticed by the District which require repairs or changes in connection with the guaranteed work, those repairs or changes being, in the opinion of the District, rendered necessary as the result of the use of materials, equipment, or workmanship, which are defective, or inferior or not in accordance with the terms of the contract, then the Contractor shall, promptly upon receipt of notice from the District, and without expense to the owner:

- (1) Contractor shall correct all of such guaranteed work and correct all defects therein;
- (2) Make good all damage to the structure, site, equipment, or contents thereof, which is the result of the use of materials, equipment, or workmanship which are inferior, defective, or not in accordance with the terms of the contracts; and
- (3) Make good any work, materials, equipment, contents of structures, and/or disturbance of the site in fulfilling any such guarantee.

If the Contractor, after notice, fails to proceed promptly to comply with the terms of the guarantee, the owner may have the defects corrected, and the Contractor and his shall be liable for all expenses incurred.

# NORTH SPRINGS IMPROVEMENT DISTRICT



## PAVER INSTALLATION SERVICES

Campus Park

**RFQ#2023-08-1**

### QUOTE SUBMITTAL FORM

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

\$	<input type="text"/>	<input type="text"/>	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	<input type="text"/>
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### LUMP SUM AMMOUNT

Fill in appropriate currency numbers for your quote to NSID. This quote submission does not guarantee that your company will receive any work. NSID has made no promises to you in any way regarding this project. NSID may reject this and any other quote with or without cause and chose any quote it feels is in the best interest of the District.

By submitting a quote, the firm agrees to all the terms of this RFQ and Agreement.

I/We confirm that the Bidder has the capacity, capability, and licenses to fully meet or exceed the requirements and will be available to deliver per RFQ#2023-08-1.

By: \_\_\_\_\_  
Authorized Representative

Print: \_\_\_\_\_

Date: \_\_\_\_\_

RFQ submittals shall be received by  
**Wednesday, August 23, 2023, at 10:00 AM**

EXHIBIT "A"

PAVER INSTALLATION SERVICES AGREEMENT

THIS AGREEMENT by and between North Springs Improvement District, an Independent Special District and public corporation of the State of Florida as created and existing in accordance with Chapter 2005-341, Laws of Florida, as amended and recodified from time to time, ("District"), and \_\_\_\_\_, a \_\_\_\_\_, located at \_\_\_\_\_ ("Contractor") is made as of the last date of execution by any party to this Agreement;

WHEREAS, the District requires paver installation services for the Campus Park located within the premises of the North Springs Improvement District Main District offices, the Water Treatment Plant, and solicited quotes for the provision of such services in 2023 pursuant to RFQ #2023-08-1 (the "RFQ"); and

WHEREAS, various quotes were received and evaluated and, at the meeting of the District Supervisors on September 6, 2023, approval was given to contract for the provision of such paver installation services with the Contractor for a lump sum amount;

NOW THEREFORE, in consideration of the mutual covenants and agreement hereinafter set forth and for \$10 and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Parties hereto agree as follows:

1. Scope of Services. Throughout the term of this Agreement, Contractor shall provide to the District paver installation services, upon the District property described hereinafter, in accordance with the RFQ, including as set forth below.

a. District Property. Services shall be provided for the North Springs Improvement District Main District, depicted in the RFQ, Exhibit "B" hereto;

b. Services to be Provided. The paver installation services for the Campus Park located within the premises of the North Springs Improvement District Main District offices, required to be provided by the Contractor, shall consist of:

i. Site preparation, installation and sealing of pavers

ii. Contractor shall supply all necessary equipment, personnel, and materials to perform the proper installation of materials as outlined within the RFQ and maintain pavers in an aesthetic appearance, prior to the acceptance of the District.

iii. Contractor shall warranty the work and materials for 12 months once the installation is complete and accepted by the District. All work shall be guaranteed by the Contractor against defects resulting from the use of inferior materials, equipment, or workmanship for one (1) year from the date of final acceptance of the entire project by the District in writing.

If, within the guarantee period, defects are noticed by the District which require repairs or changes in connection with the guaranteed work, those repairs or changes being, in the opinion of the District, rendered necessary as the result of the use of materials, equipment, or workmanship, which are defective, or inferior or not in accordance with the terms of the contract, then the Contractor shall, promptly upon receipt of notice from the District, and without expense to the owner:

- (1) Place in satisfactory condition in every particular all of such guaranteed work and correct all defects therein;
- (2) Make good all damage to the structure, site, equipment, or contents thereof, which is the result of the use of materials, equipment, or workmanship which are inferior, defective, or not in accordance with the terms of the contracts; and
- (3) Make good any work, materials, equipment, contents of structures, and/or disturbance of the site in fulfilling any such guarantee.

If the Contractor, after notice, fails to proceed promptly to comply with the terms of the guarantee, the owner may have the defects corrected, and the Contractor and his shall be liable for all expenses incurred.

The terms and provisions of the RFQ are incorporated herein by reference, and in the event of any conflict, the provisions of this Agreement shall control.

2. Compensation. As compensation for the Contractor's full and faithful performance of all of the above-referenced installation services, the District agrees to pay a total lump sum fixed total amount of \$\_\_\_\_\_. Such fee shall be due in two (2) equal installments. First payment in advance, a 25% deposit will be due at the time of the executed agreement. The second payment, 75% remaining balance, shall be due once services have been rendered and accepted by the District, within 30 business days of the District's receipt of the Contractor's invoice.

3. Schedule. Contractor shall complete the scope of services in accordance with Exhibit "B" 60 days from The Date of Commencement.

4. Delays. The Contractor shall make a good faith effort to adhere to the contracted schedule. In the event the Contractor is unable to maintain the contracted schedule (i.e. poor weather conditions, availability of materials.), and Contractor does not inform the District, the amount of \$100.00 per day for the failure to perform may be deducted from Contractor's fee.

5. Term. Unless terminated sooner in accordance with the terms of this Agreement, the Term of this Agreement shall be from the Date of Commencement, followed by a period of twelve (12) months from the Date of Acceptance of the District. The Date of Commencement shall be designated by the District, in a written Notice to Proceed provided to the Contractor. The Date of Acceptance shall be designated by the District, in a written notice to the Contractor.

6. Independent Contractor. Contractor has control over the means and methods by which it performs the services set forth in this Agreement. Contractor, its employees and agents, shall be deemed independent contractors and not agents nor employees of the District, and shall not attain any rights or benefits generally afforded District employees; furthermore Contractor, its employees and agents, shall not be deemed entitled to any benefits under the District's Workers Compensation, Insurance benefits or similar laws.

7. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and the District's agents, officers and employees from and against any and all claims, suits, damages, liabilities or causes of action, arising out of, related to, or in any way connected with this Agreement or the services provided hereunder (including the performance or non-performance of any of the provisions of this Agreement required of the Contractor), including but not limited to all claims for personal injury, loss of life or damage to property and from and against any orders, judgments or decrees which may be entered, and from and against all costs, attorney's fees and expenses incurred in connection with the defense of any such claims and investigation thereof, regardless of any negligence of the District or

District's agents, officers or employees. The provisions of this paragraph shall survive any termination or expiration of the Term of this Agreement.

8. Insurance. Contractor shall provide, pay for and maintain in force at all times during the Term of this Agreement, a comprehensive general liability insurance policy with minimum bodily injury coverage of \$1,000,000 and \$200,000 property damage liability together with Commercial Automobile Liability insurance. Contractor shall also secure and pay for Workers Compensation Insurance in the amount required by Florida Statutes for all employees to the extent required for compliance with the "Workers Compensation Law" (Chapter 440, F. S.) of the State of Florida and any applicable federal laws, and shall keep such insurance in full force at all times during the Term of this Agreement. District shall be named as an additional insured on all insurance policies the Contractor is required to provide or maintain, except for any applicable Workers Compensation Insurance; and all insurance policies must be from financially sound carriers authorized to do business in Florida and must include a waiver of subrogation in favor of indemnities.

9. Standards. All work performed by the Contractor under this Agreement shall be performed in accordance with the standard of first-class installation of pavers in the community where the services are provided.

10. Default by Contractor. In the event (i) Contractor fails to expeditiously and fully perform its services in accordance with the provisions of this Agreement, or (ii) Contractor or any employee or agent of Contractor shall file or record a lien against any property of the District, or (iii) Contractor is declared to be bankrupt or insolvent, or an assignment for the benefit of creditors is made by Contractor, or Contractor shall file a voluntary petition in bankruptcy or insolvency or a receiver shall be appointed for Contractor and such appointment, bankruptcy or insolvency proceedings, petition, declaration or assignment is not set aside within 30 days, or (iv) any representation of a material fact made by Contractor to the District shall prove to be knowingly false or misleading, in any material respect, or (v) Contractor fails in the observance or performance of any covenant, agreement or condition contained in this Agreement required to be kept, performed were observed by Contractor, or (vi) Contractor violates any laws, ordinances, rules, regulations or orders of any Public Authority having jurisdiction, then District may declare Contractor to be in default hereunder and exercise any remedies available to it under this Agreement or under the law.

11. Termination by Owner Due to Contractor's Default. If Contractor is in default under the provisions of this Agreement, the District may, without prejudice to any right or remedy, and after giving Contractor 15 days written notice to cure such default, terminate the Agreement and Contractor shall thereupon cease performance of any work under this Agreement and shall not be entitled to any further payment (other than payment for the value of work already performed to the extent such payment has not, at that time, yet been made).

12. Termination Without Cause. Either party may terminate this Agreement, for any reason, upon thirty (30) days written notice to the other party.

13. No Assignment/No Subcontractors. In as much as this contract is the product of competitive bidding, and the District has relied upon the experience, qualifications and history of the Contractor, this Agreement shall not be assignable without the written consent of the District, which consent may be withheld for any reason whatsoever, and Contractor agrees not to delegate any portion of the work or services required to be provided under this Agreement to any subcontractors.

14. Compliance with Laws. Contractor agrees that in connection with its performance under this Agreement, it shall, at all times, comply with all applicable laws, ordinances and codes of all applicable governmental authorities.

15. Governing Law/Venue. This Agreement shall be interpreted and enforced in accordance with Florida Law, not including its conflict of law provisions. The exclusive venue for any litigation arising out of or relating to this Agreement shall be in Broward County, Florida.

16. Notice. All notices which may be given pursuant to this Agreement shall be in writing and shall be deemed to have been given if delivered by personal service, or by email with a confirmed transmission, or by Certified Mail Return Receipt Requested addressed to the Parties at their respective addresses indicated below or as the same be changed in writing from time to time ("Notice"). Such Notice shall be deemed given on the day on which personally served or properly transmitted via email with confirmation sent; or if solely by mail, on the fifth day after being posted or the actual date of receipt, whichever is earlier.

As to the District:

Rod Colon  
District Manager  
North Springs Improvement District  
9700 NW 52<sup>nd</sup> Street  
Coral Springs, FL 33076  
[rodc@nsidfl.gov](mailto:rodc@nsidfl.gov)

With a copy to:

Brenda Richard  
District Clerk  
North Springs Improvement District  
9700 NW 52<sup>nd</sup> Street  
Coral Springs, FL 33076  
[brendas@nsidfl.gov](mailto:brendas@nsidfl.gov)

and

With a copy to:

Richard Sarafan  
District Counsel  
Venable LLP  
100 SE 2<sup>nd</sup> Street, 44<sup>th</sup> Floor  
Miami, FL 33131  
[rjsarafan@venable.com](mailto:rjsarafan@venable.com)

As to the Contractor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Miscellaneous.

a. Title and paragraph headings are for convenient reference and are not intended to confer any rights or obligations upon the Parties to this Agreement.

b. No modification, amendment, or alteration of the terms and conditions contained in this Agreement shall be effective unless contained in a written document executed with the same formality as this Agreement.

c. This Agreement sets forth the full and complete understanding of the parties regarding the subject of this Agreement as of the effective date, and supersedes any and all negotiations, agreements, and representations related thereto made or dated prior to this Agreement except as otherwise set forth herein.

d. If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.

e. The failure of either party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in breach or violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach, or of any future violation, breach or wrongful conduct.

f. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and costs, including fees and expenses charged for representation at both the trial and appellate levels.

g. IN THE EVENT OF ANY LITIGATION ARISING OUT OF THIS AGREEMENT, EACH PARTY HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHTS TO TRIAL BY JURY.

h. There are no intended third party beneficiaries under this Agreement.

i. Contractor represents that it presently has no interest and shall acquire no interest, either directly or indirectly, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Florida Statutes Section 112.311. Contractor further represents that no person having a conflict of interest shall be employed by Contractor to perform any function under this Agreement.

j. Contractor shall promptly notify the District in writing of all such conflicts of interest or any prospective business association, interest or other circumstance which may influence or appear to influence the Contractor's judgment or quality of services being provided hereunder. Such written notice shall identify the prospective business association, interest or circumstance, the nature of the work that the Contractor may undertake and shall request an opinion of the District as to whether the association, interest or circumstance would, in the opinion of the District, constitute a conflict of interest if entered into by the Contractor. The District agrees to notify the Contractor of its opinion by Certified Mail within thirty (30) days of receipt of notification by the Contractor if, in the opinion of the District, the prospective business association, interest or circumstance shall be deemed a conflict of interest with respect to services provided to the District by the Contractor under the terms of this Agreement. This Agreement does not prohibit the Contractor from performing services for any other special purpose taxing District, and such retention of the Contractor shall not constitute a conflict of interest under this Agreement.

k. The Contractor warrants that it has not employed or retained any company or person other than a bonafide employee or independent contractor working solely for the Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, individual, or firm other than a bonafide employee or independent contractor working solely for the Contractor, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.



l. Contractor warrants and represents that all its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.

m. Contractor hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

18. Public Records. Contractor, pursuant to and in accordance with Section 119.0701, Florida Statutes, and to the extent Contractor might be deemed or determined to be an "Agency" as defined in F.S. 119.011(2), shall comply with the public records laws of the State of Florida, and specifically shall:

a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement should be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, the Contractor may be subject to penalties pursuant to Sections 119.10 and 119.0701(4), Florida Statutes.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT**

**DISTRICT CLERK'S OFFICE  
9700 NW 52<sup>ND</sup> STREET  
CORAL SPRINGS, FL 33076  
TELEPHONE: (954) 796-6603  
EMAIL: BRENDAS@NSIDFL.GOV**

19. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all which taken together shall constitute one in the same Agreement. For purposes of execution scanned, emailed, or electronic signatures shall be deemed the equivalent of originals.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year shown next to their signatures.

NORTH SPRINGS IMPROVEMENT DISTRICT,

By: \_\_\_\_\_  
Vince Moretti, President

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Grace Solomon, Secretary

Date: \_\_\_\_\_

CONTRACTOR:

\_\_\_\_\_

By: \_\_\_\_\_

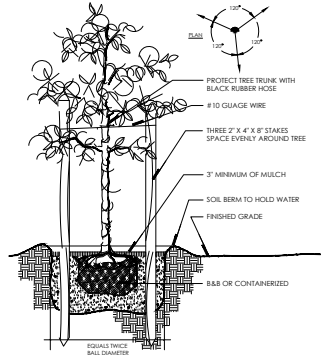
Title: \_\_\_\_\_

Date: \_\_\_\_\_

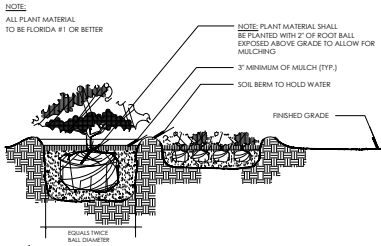


### LANDSCAPE NOTES

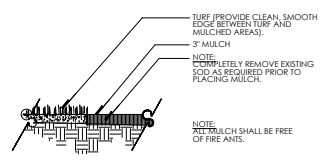
1. PLANT MATERIAL SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" (LATEST EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE, CONSUMER SERVICES DIVISION.
2. TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
3. ALL TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM SIZES SHOWN.
4. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES. IF NECESSARY, AMMEND TOPSOIL WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL.
5. PLANTING PITS: ALL TREES AND SHRUBS SHALL BE PLANTED IN A PLANTING SOIL CONSISTING OF A MIXTURE OF 50% MUCK AND 50% CLEAN, BROWN SAND. PLANTING HOLES WILL BE TWICE THE SIZE OF THE ROOT BALL OF THE TREE OR SHRUB BEING PLANTED.
6. MULCHING: ALL EXPOSED SOIL AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM THREE (3) INCH DEPTH, EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. THE TYPE OF MULCH SHALL BE SHREDDED AND COMPOSTED MELALEUCA TREE, GRADE 'B'. AT A MINIMUM, PROVIDE A 24 INCH RING OF MULCH AROUND TREE TRUNKS LOCATED IN GRASS AREAS.  
\*\* ONLY NON-CYPRESS MULCH IS ALLOWED AND THE MULCH BE KEPT AT LEAST 6 INCHES AWAY FROM TREE AND PALM TRUNKS. NO DYED MULCH SHALL BE USED ON THE SITE.
7. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT MATERIAL QUANTITIES, INCLUDING SOD, SOIL AND MULCH.
8. TREES AND PALMS SHALL BE GUYED OR STAKED AS PER THE DETAILS.
9. EXISTING IRRIGATION SYSTEM TO BE ADJUSTED SO THAT IT PROVIDES 110 PERCENT COVERAGE. RUST-FREE WITH 50 PERCENT MINIMUM OVERLAP AND AN AUTOMATIC RAIN SENSOR. PROVIDE USE OF BUBBLERS ON ALL TREE AND PALM INSTALLATION.
10. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE WHICH WILL LIMIT THE OPERATION OF THE SYSTEM IF SUFFICIENT RAINFALL HAS OCCURRED.
11. SOD: THE SPECIES OF GRASS FOR LAWNS SHALL BE ST. AUGUSTINE 'FLORATAM' AND SHALL BE INSTALLED AS SOLID SOD.
12. COORDINATE THE FINAL PLACEMENT OF TREES WITH THE PLACEMENT OF LAMP POST LIGHTING.
13. CONTRACTOR SHALL ENSURE THAT ADEQUATE WATER IS SUFFICIENTLY ESTABLISH PLANT MATERIAL UNTIL IRRIGATION IS 100% OPERABLE.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION NEWLY INSTALLED PLANTINGS TO SUPPLIED IN NECESSARY QUANTITIES TO ALL FROM THE L.A. OR CLIENT
15. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHOULD BE EVEN.
16. NO STREET TREE SHALL BE PLANTED LESS THAN (25) FEET FROM ANY STREET CORNER, MEASURED FROM THE POINT OF INTERSECTING CURBS OR ROADWAY PAVEMENT EDGES.
17. ALL MATERIAL SHALL BE FERTILIZED WITH THE APPROPRIATE FERTILIZER OR TABLETS IMMEDIATELY UPON INSTALLATION.
18. LANDSCAPE AREAS, INCLUDING LANDSCAPED ISLANDS, WITHIN OR ABUTTING VEHICULAR USE AREAS SHALL BE EXCAVATED TO A DEPTH OF TWO AND A HALF FEET (2 1/2') TO ENSURE THAT ADEQUATE PLANTING SOIL EXISTS. PARKING LOT BASE COURSE MATERIAL, LIMEROCK, ASPHALT, AND OTHER SIMILAR MATERIAL SHALL BE REMOVED TO A DEPTH OF TWO AND A HALF FEET (2 1/2')
19. EXISTING TREES AND PALMS REMAINING MUST BE STRUCTURALLY PRUNED BY PROFESSIONALLY LICENSED TREE COMPANY.
20. ALL TREES SHOULD BE PLANTED SO THAT THE TRUNK FLAIR IS VISIBLE AT THE TOP OF THE ROOT BALL. THE TOP OF THE ROOT BALL SHALL BE PLANTED SO THAT IT IS 5% TO 10% ABOVE FINISH GRADE. SOIL MUST NOT BE PLACED OVER THE ROOT BALL.



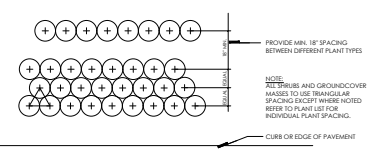
**A TREE DETAIL**  
SECTION NOT TO SCALE



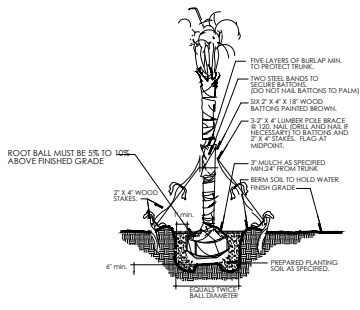
**B SHRUB AND GROUND COVER DETAIL**  
SECTION NOT TO SCALE



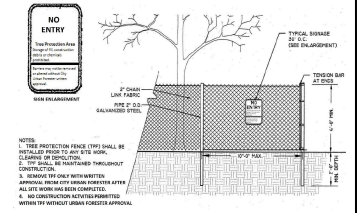
**C TURF/MULCH DETAIL**  
SECTION NOT TO SCALE



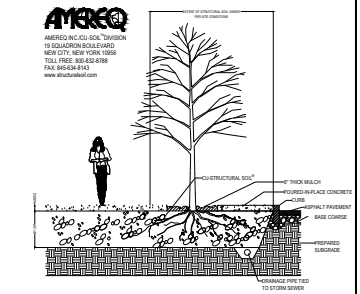
**D SHRUB/GROUND COVER SPACING DETAIL**  
PLAN NOT TO SCALE



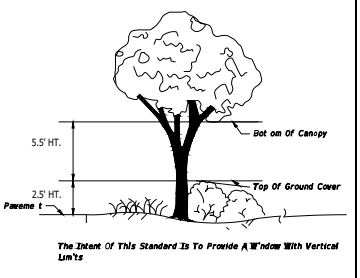
**E PALM DETAIL**  
SECTION NOT TO SCALE



**H TREE PROTECTION FENCE DETAIL**  
SECTION NOT TO SCALE



**G TYPICAL STREET PLANTING**  
SECTION NOT TO SCALE



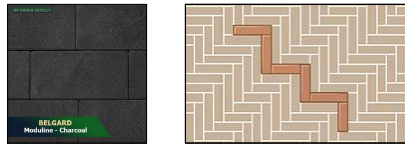
**F VERTICAL VIEWING WINDOW**  
SECTION NOT TO SCALE

NSID - CAMPUS PARK | HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	WELL ACCESS DRIVE   PAVER MAINFIELD	3,205 sf	
2	3'-6" WD. WALKWAY   WOOD DECKING	1,082 sf	
3	5'-6" WD. WALKWAY   WOOD DECKING	1,257 sf	
4	ENTRY / MAJOR CIRCULATION ROUTE   PAVER MAINFIELD	3,121 sf	
5	DECORATIVE BOULDER STAGING AREA   WOOD DECKING	397 sf	
SYMBOL	DESCRIPTION	QTY	DETAIL
6	DECORATIVE BOULDER	1	

NOTE: ALL PROVIDED QUANTITIES ARE ESTIMATES AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PROPOSED HARDSCAPE IMAGERY



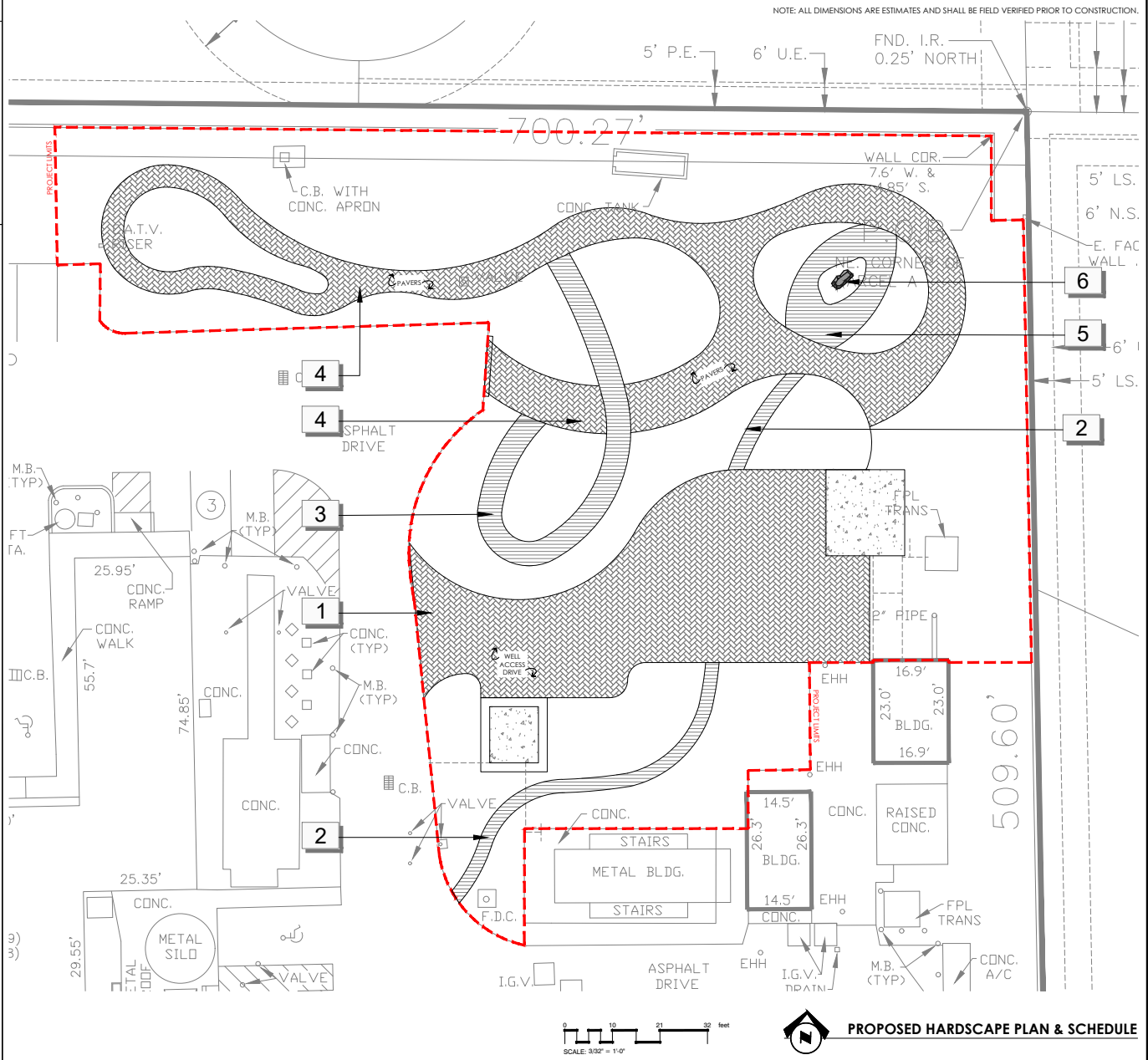
WELL ACCESS DRIVE | PAVER MAINFIELD | TOTAL AREA 3,205 sf  
MFR: MODULINE - BELGARD. THICKNESS: 4".  
RECTANGULAR PLANK 4x12



COMPOSITE DECKING | 1,082 sf  
COLOR: GRAY. MFR. SPEC.: TBD



ENTRY WALK | PAVER MAINFIELD | TOTAL AREA 3,121 sf  
MFR: MODULINE - BELGARD. THICKNESS: 2-3/8".  
RECTANGULAR PLANK 4x12



DAVID FONIT DESIGN  
INTERIOR EXTERIOR

NSID | CAMPUS PARK  
CORAL SPRINGS, FLORIDA

DAVID FONIT, ASLA, PLS  
LA 866622

REVISIONS:

SUBMITAL DATE  
8/10/2023

HA-1

SITE (NORTH SPRINGS IMPROVEMENT DISTRICT)



# **SEVENTH ORDER OF BUSINESS**

Approval of Financials and Check Registers

**North Springs Improvement District  
General Fund  
Summary Report  
For the Period Ending July 31, 2023**

	<b>ADOPTED BUDGET FY 23</b>	<b>PRORATED BUDGET THRU 07/31/2023</b>	<b>ACTUAL ENDING 07/31/2023</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
TOTAL REVENUES	3,666,336	3,055,280	6,535,887	3,480,607
<b>EXPENDITURES</b>				
TOTAL EXPENDITURES	3,666,336	3,055,280	5,196,145	(2,140,865)
<b>EXCESS REVENUES (EXPENSES)</b>	-	-	<b>1,339,742</b>	<b>1,339,742</b>
FUND BALANCE BEGINNING				4,872,161
FUND BALANCE ENDING				6,211,903



**North Springs Improvement District  
Water & Sewer Fund  
Summary Report  
For the Period Ending July 31, 2023**

	<b>ADOPTED BUDGET FY 23</b>	<b>PRORATED BUDGET THRU 07/31/2023</b>	<b>ACTUAL ENDING 07/31/2023</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
TOTAL REVENUES	19,955,000	16,629,167	33,013,120	16,383,954
<b>EXPENDITURES</b>				
TOTAL EXPENDITURES	19,163,913	15,969,927	18,118,307	(2,148,380)
<b>EXCESS REVENUES (EXPENSES)</b>	<b>791,087</b>	<b>659,239</b>	<b>14,894,813</b>	<b>14,235,574</b>
FUND BALANCE BEGINNING				103,251,731
FUND BALANCE ENDING				118,146,544

# **EIGHTH ORDER OF BUSINESS**

Adjournment