

Coral Springs Improvement District
Meeting Agenda
September 14, 2026

Coral Springs Improvement District

Board of Supervisors
 Mark Ritter, President
 Ben Groenevelt, Vice President
 Travis McEwen, Secretary
 Michael Kraus, Assistant Secretary
 Robert Rafaneli, Assistant Secretary

David McIntosh, Executive Director
 Seth Behn, District Counsel
 Rick Olson, District Engineer
 Joe Stephens, Director of Utilities

Meeting Agenda

Monday, September 14, 2026, at 3:00 p.m.

1. **Call to Order**
2. **Audience Comments**
3. **Approval of the Minutes of August 17, 2026 Meeting**
4. **Financials for August 2026**
5. **Budget Public Hearing to Adopt the Fiscal Year 2027 Water and Sewer Budget**
 - A. Motion to Open Public Hearing
 - B. Public Comments
 - C. Motion to Close Public Hearing
 - D. Resolution 2026-07, Adopting the Fiscal Year 2027 Water and Sewer Budget
6. **Consideration of Proposed Meeting Schedule for Fiscal Year 2027**
7. **Consideration of Resolution 2026-08, Approving the Revocable License Agreement with the City of Coral Springs to Permit an Encroachment onto District Property for a City Park Facility – Seth**
8. **Staff Requests Board Consideration to Purchase a Golf Cart from McKibben Powersports, Inc at a Total Cost of \$12,262, Piggybacking Off the Florida Sheriff's Association Contract - Mike**
9. **Staff Requests Board Consideration to Purchase an RTV-X Long Bed from Florida Coast Equipment, LLC at a Total Cost of \$22,205.41, Piggybacking on Sourcewell Contract 112624 - Jovan**
10. **Staff Requests Board Consideration to Purchase a Rough Terrain Forklift from Kelly Tractor Co at a Total Cost of \$120,915, Piggybacking Off the Florida Sheriff's Association Contract - Jovan**
11. **Staff Requests Board Consideration to Piggyback Off the Omnia Cooperative Contract 260006-03 with Maricopa County, Arizona, for the Purchase of Maintenance Supplies from Home Depot USA, Inc. – Danielle/Joe**
12. **Staff Requests Board Consideration to Approve Well #7 Rehabilitation by Florida Design Drilling, Inc. at a Total Cost of \$107,250 through the Current Contract Approved at the April 20, 2026 Meeting, Piggybacking Off the Village of Wellington – Christian**
13. **Staff Requests Board Consideration to Enter into a Maintenance and Repairs Agreement, Including Any Necessary Parts, for Caterpillar Generators with Pantropic Power, Inc., Piggybacking Off Broward County Contract (Current contract expires August 20, 2029, including any extensions for two (2) additional one (1) year periods)– Jovan/Danielle**
14. **Staff Requests Board Consideration to Approve an Electric Motor and Repair Agreement with Condo Electric Motor Repair Corp, Piggybacking Off the City of Plantation (Current contract expires August 9, 2028, including any extensions for two (2) additional one (1) year periods– Jovan/Danielle**

15. **Staff Requests Board Approval to Award ITB# 2026-03 for Cartridge Filter for Potable Water to Harrington Industrial Plastics, LLC (*Agreement begins September 15, 2026 and expires on September 14, 2031, including any automatic extensions for two (2) additional one (1) year periods.*) – Christian**
16. **Staff Requests Board Approval on the Purchase of a New Ford F-350 with Crane for the Field Department from Duval Ford at a Total Cost of \$96,885, Piggybacking Off the Florida Sheriff's Association Contract – Kingston**
17. **Staff Requests Board Approval to Purchase a Ford F-150 for the Stormwater Department from Duval Ford at a Total Cost of \$36,501 (after trade in), Piggybacking Off the Sheriff's Association Contract - Shawn**
18. **Edison Strategy Solutions Proposal for Phase 2 of Strategic Planning & Implementation (*carry over from August 17, 2026 meeting*)- David**
19. **Consideration of Work Authorization #256 for Culvert and Headwall Repairs at a Total Cost of \$80,178 – Globaltech (Rick)**
20. **Change Order #1 to Work Authorization #242, Returning Unspent Allowance of \$20,000 - Kimley-Horn (Kevin)**
21. **Work Authorization #257 for WWTP Permit Renewal at a Total Cost of \$30,040– Kimley Horn (Kevin)**
22. **Engineers' Report**
 - A. Globaltech
 - B. Kimley-Horn
23. **Staff Reports**
 - A. Executive Director- David McIntosh
 - B. Department Reports
 - Utilities Update – Joe Stephens
 - Utility Billing Customer Service Report – Brian Klien (Report Provided)
 - Water – Christian McShea (Report Provided)
 - Wastewater – Mike Hosein (Report Provided)
 - Stormwater – Shawn Frankenhauser (Report Provided)
 - Field – Kingston Maloi (Report Provided)
 - Maintenance Report – Jovan Selvon (Report Provided)
 - Procurement Report – Danielle Keira-Cancel (Report Provided)
 - Finance and Accounting – Sue Beyer
 - Human Resources – Jimmy Harness
 - Engineering – Glen Hanks
 - District Clerk – Sandra Demarco (Report Provided)
 - Motion to Accept Department Reports
 - C. Attorney
24. **Supervisors' Requests/Comments**
25. **Adjournment**

***Next regular meeting scheduled for October 21, 2026, at 3:00 p.m. *Pending Board Approval**

THIRD ORDER OF BUSINESS

MINUTES OF MEETING CORAL SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the Coral Springs Improvement District was held Monday, August 17, 2026, at 3:00 p.m. at the District Offices, 10300 NW 11th Manor, Coral Springs, Florida.

Present and constituting a quorum were:

Mark Ritter	President
Ben Groenevelt	Vice President
Travis McEwen	Secretary
Michael Kraus	Assistant Secretary
Robert Rafaneli	Assistant Secretary

Also Present were:

David McIntosh	District Manager/Executive Director
Seth Behn	District Attorney
Rick Olson	District Engineer
Joe Stephens	Director of Utilities (Via Teams)
Sue Beyer	Director of Finance and Accounting
Glen Hanks	Director of Engineering
Danielle Keira-Cancel	Procurement Manager
Shawn Frankenhauser	Stormwater Department
Kingston Maloi	Field Department (Via Teams)
Lester Roberts	Field Department
Christian McShea	Water Department
Mike Hosein	Wastewater Department
Brian Klein	Utility Billing and Customer Service
Jovan Selvon	Maintenance Department
Julie Beyer	IT Manager
Sandra Demarco	District Clerk
Kevin Gerszuny	Kimley-Horn and Associates
Mark Cutler	Edison Strategy Solutions (Via Teams)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. McIntosh called the meeting to order and called the roll. A quorum was established. He also requested a motion to amend the agenda to include Item 7A.

There was Board consensus to amend the agenda adding Item 7A, *Evaluation of a Request to Allow an Existing Dock at 471 NW 113 Avenue for Compliance with CSID Dock Policy*.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of July 20, 2026 Meeting

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor the minutes of the July 20, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Financials for July 2026

On Motion by Mr. McEwen seconded by Mr. Ritter with all in favor the financials for July 2026 were accepted as presented.

FIFTH ORDER OF BUSINESS

Budget Public Hearing to Adopt the Fiscal Year 2027 General Fund Budget

A. Motion to Open Public Hearing

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor, the public hearing was opened.

B. Public Comments

There being none, the next item followed.

C. Motion to Close Public Hearing

On Motion by Mr. Ritter seconded by Mr. McEwen with all in favor, the public hearing was closed.

D. Resolution 2026-05, Adopting the Fiscal Year 2027 General Fund Budget

Mr. Ritter read the resolution title into the record.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor, Resolution 2026-05, adopting the Fiscal Year 2027 general fund budget, was adopted.

E. Resolution 2026-06, Levying Non-Ad Valorem Assessments

Mr. Ritter read the resolution title into the record.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor, Resolution 2026-06, levying non-ad valorem assessments, was adopted.

SIXTH ORDER OF BUSINESS

Presentation by Mark Cutler of Edison Strategy Solutions on Strategic Roadmap for the District

- Mr. Cutler provided a presentation and reviewed the readout of Phase 1, as well as the next steps in Phase 2.
- Discussion ensued regarding moving forward with Phase 2 at a cost of \$60,000.
- There was Board consensus to discuss this item further before deciding.

SEVENTH ORDER OF BUSINESS

Staff Requests Board Consideration to Enter into a Pricing Agreement with Coastal AG Supply, LLC for the Purchase of Herbicides, Piggybacking Off the SFWMD Contract Addition on July 20, 2026 (*The District is currently piggybacking off SFWMD for herbicides. This agreement is effective July 1, 2026, and expires on June 30, 2027*)

Coastal AG Supply, LLC was the last add-on to the SFWMD contract, which the District approved to piggyback off.

On Motion by Mr. Ritter seconded by Mr. McEwen with all in favor, a pricing agreement with Coastal AG Supply, LLC, piggybacking off the SFWMD contract addition, was approved.

7A. Evaluation of a Request to Allow an Existing Dock at 471 NW 113 Avenue for Compliance with CSID Dock Policy

- Mr. Hanks reviewed the background of the dock built at this property without a permit from the City or approval from the District.
- The dock does not impede stormwater operations by the District.

- Discussion ensued regarding policies associated with District rights-of-way, encroachment agreement verbiage, and enforcement of encroachment policies.

On Motion by Mr. Ritter seconded by Mr. Kraus with all in favor an encroachment removal agreement for the dock located at 471 NW 113 Avenue was approved contingent upon verbiage requiring removal of the dock, if necessary, at the property owner's cost.

EIGHTH ORDER OF BUSINESS

Engineer's Report

A. Globaltech

Mr. Olson reviewed his report; a copy of which is attached hereto as part of the public record. He provided updates on the following:

- WA #177 – The electrical design is complete. Demolition is scheduled to begin within the next month.
- WA #234 – They could not de-energize the system when attempting to replace the valve. He will be meeting with District staff to discuss a path forward.
- WA #244 – Manufacturer delivered the wrong piping. The project was redesigned and they are reordering material this week.
- WA #246 – A slab is being poured this week.
- WA #247 – This project is no longer on hold.
- WA #249 – The final ERP will be submitted this week after corrections are made.
- WA #252 – The third set of flap gates were removed.
- WA #254 – Substantially complete.

B. Kimley-Horn

Mr. Gerszuny reviewed his report; a copy of which is attached hereto as part of the public record. He provided updates on the following:

- WA #241 – Sampling protocol is being finalized.
- WA #253 – It will be tracked for a period of four to six months to evaluate how the membranes operate in the existing system with the new anti-scalant cartridges.

- WA #251 – Submitted to DEP last week.
- WA #253 – Will be meeting with District staff to discuss.

NINTH ORDER OF BUSINESS**Staff Reports****A. Executive Director – David McIntosh**

Mr. McIntosh reported the following:

- The meter project started and is going well. Some of the meters were delivered to Core & Main several months ago, which is when the manufacturer warranty started. He is working with Mr. Behn and Core & Main to obtain a supplemental warranty.
- A letter was drafted addressed to Senator Tina Scott Polsky and Representative Dan Daley regarding assistance with receiving funds for the grant projects. Mr. Lyon will contact the representative to discuss it. Ms. Demarco read the letter onto the record.
- He will schedule a workshop to review the water and sewer budget.
- Mr. Ritter asked if there has been activity in finding an additional design build partner. Mr. McIntosh responded they will have to go out for bids, which is a two-to-three-month process.

B. Department Reports

- **Utilities Update – Joe Stephens**

Mr. Stephens reported the following:

- Staff moved forward with replacing the sewer laterals at 8208 NW 6th Street and 10059 SW 1st Court, after removing the problematic trees and replacing them with the required mitigation trees. Both property owners were pleased with how the District handled the situation.
- He commented on the letter drafted to the representatives and noted that while staff have begun the procurement process for Phase II of the hardening project, the grant has not yet been awarded. One of the bids submitted came in at budget.
- A third grant was received for approximately \$32,000 to remove invasive species from the perimeter of the property and replace them with native species. They are still waiting for the contract to proceed.

- He attended the Southeast Florida Utility Council meeting last week. They discussed the FBI and EPA's announcement warning utilities of possible foreign cyber-attacks. He obtained contact information for detectives that cover the District's area.
- Two notices of interest were submitted to the County for additional grants for new funding sources.

- **Utility Billing Customer Service Report – Brian Klein (Report Provided)**

Mr. Klein reviewed his report; a copy of which is attached hereto as part of the public record. He also reported 425 new meters have been installed to date. They are working on the IT portion of the project to get the mass meter change out in the billing system. Sensus is reviewing the data for the billing system.

- **Water – Christian McShea (Report Provided)**

Mr. McShea reviewed his report; a copy of which is attached hereto as part of the public record. He also reported the new flooring, and base boards have been installed at the water treatment plant. They are waiting on the cabinetry.

- **Wastewater – Mike Hosein (Report Provided)**

Mr. Hosein reviewed his report; a copy of which is attached hereto as part of the public record.

- **Stormwater – Shawn Frankenhauser (Report Provided)**

Mr. Frankenhauser reviewed his report; a copy of which is attached hereto as part of the public record. He also reported rainfall totals are extremely low for the month. Globatech inspected headwalls and damaged culvert pipes. After field inspections by staff and coordination with Globaltech, they were able to reduce the list of locations needing to be addressed.

- **Field – Lester Roberts (Report Provided)**

Mr. Roberts reviewed his report; a copy of which is attached hereto as part of the public record.

- **Maintenance Report – Jovan Selvon (Report Provided)**

Mr. Selvon reviewed his report; a copy of which is attached hereto as part of the public record. He also reported that the air conditioner, which cools the Board room, went down today. They were able to get it repaired. Transfer pump #2 is back up. He has a meeting this Wednesday with the roof contractor.

- **Procurement Report – Danielle Keira-Cancel (Report Provided)**

Ms. Kiera-Cancel reviewed her report; a copy of which is attached hereto as part of the public record. She also reported the pre-bid meeting for the cartridge filters is scheduled for August 18, 2026.

- **Finance and Accounting – Sue Beyer**

Ms. Beyer reported pre-audit will be October 20, 2026. Mr. McIntosh noted they engaged McIntosh CPA for consulting services related to Phase I of the ERP project.

- **Human Resources**

Ms. Demarco reviewed Mr. Harness' report.

- On-site training with Fred Pryor Learning was held on August 5, 2026, for supervisors, managers, and other employees. A total of 18 employees participated. There was positive feedback and the employees were engaged in the training.
- New Cintas uniforms have been distributed to staff.
- Annual reviews are scheduled to take place in September.
- There is one open position in the Stormwater Department. Several applications and resumes have been received, and they are being reviewed.

- **District Clerk – Sandra Demarco**

Ms. Demarco reviewed her report; a copy of which is attached hereto as part of the public record. She reported six additional work orders were issued since the report was sent out and she responded to seven additional public records requests, most of which are related to fiberoptic boring projects. She drafted the proposed meeting schedule to bring before the Board for consideration at the September meeting. Finally, she showed the Board pictures of some staff in their new uniforms.

- **Engineering – Glen Hanks**

Mr. Hanks reviewed his report, a copy of which is attached hereto, and made part of the public record.

- He also reported a request was received from the fire department to investigate a report of low hydrant flow at 10400 W. Atlantic Boulevard. The Field Department inspected the valves. They are waiting for additional information from the property owner. A location has been selected in the event a supplemental hydrant flow test needs to be conducted on the District's portion of the system.
- There are two larger development projects in his queue for review.
- Industrial Divers was out two weeks ago to remove the culvert penetration caused by the City's fiberoptic project near Riverside Elementary School.
- The County had a presentation at the Water Advisory Board. They launched the next state of the County's resiliency grants. The application portal opens September 2, 2026.
- Core & Main brought to the District's attention some changes that need to be made to the details of how the installation will be done.

- **Motion to Accept Department Reports**

No motion was made.

C. Attorney

Mr. Behn reported they are working on easements with Mr. McIntosh and Mr. Hanks for emergency generators.

TENTH ORDER OF BUSINESS

Supervisors' Requests/Comments

- Mr. Kraus discussed plantings on District rights-of-ways and thinks a policy is needed. Mr. McIntosh indicated there is a policy in place and Mr. Frankenhauser's team look for new plantings monthly and report them for removal.
- Mr. Ritter expressed appreciation for staff's participation in the two-day strategic planning workshops. He also noted he will participate online at the September 14, 2026 meeting, as he will be out of town.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 4:45 p.m.

David McIntosh
Assistant Secretary

Mark Ritter
President

FOURTH ORDER OF BUSINESS



CORAL SPRINGS IMPROVEMENT DISTRICT

**SUMMARY FINANCIAL REPORTING
BOARD MEETING SEPTEMBER 14, 2026**

**CORAL SPRINGS IMPROVEMENT DISTRICT
WATER & SEWER FUND
SUMMARY REPORT**

For Period Ending 8/31/26

	Actual ENDING 08/2026	BUDGET THRU 08/2026	VARIANCE Actual to Budget (UNDERBUDGET)	ADOPTED BUDGET FY 2025-2026
REVENUES				
TOTAL REVENUES	\$ 22,314,645	* \$ 16,253,155	* \$ 6,061,490	\$ 17,730,714
CARRY FORWARD	\$ -	\$ 12,261,269	\$ (12,261,269)	\$ 13,375,930
TOTAL REVENUE WITH CARRY FORWARD	\$ 22,314,645	\$ 28,514,424	\$ (6,199,779)	\$ 31,106,644

EXPENDITURES				
TOTAL ADMINISTRATIVE	\$ 2,355,366	\$ 3,000,850	\$ (645,484)	\$ 3,273,655
TOTAL PLANT	\$ 7,247,869	\$ 13,194,296	\$ (5,946,426)	\$ 14,393,777
TOTAL FIELD	\$ 2,782,577	\$ 9,475,378	\$ (6,692,801)	\$ 10,336,777
TOTAL EXPENDITURES	\$ 12,385,812	\$ 25,670,524	\$ (13,284,712)	\$ 28,004,209
AVAILABLE FOR DEBT SERVICE	\$ 9,928,832			\$ 3,102,435
Total Debt Service	\$ 2,583,524			\$ 2,818,390
Excess Revenues (Expenses) After Debt Service	\$ 7,345,308			\$ 284,045

Debt Service Coverage - Current 3.84

Debt Service Requirement 1.10

Debt Service-Budget 1.10

* Year end adjustments to W&S Revenue
\$1,006,579 accrued back to Sept 2025

CORAL SPRINGS IMPROVEMENT DISTRICT

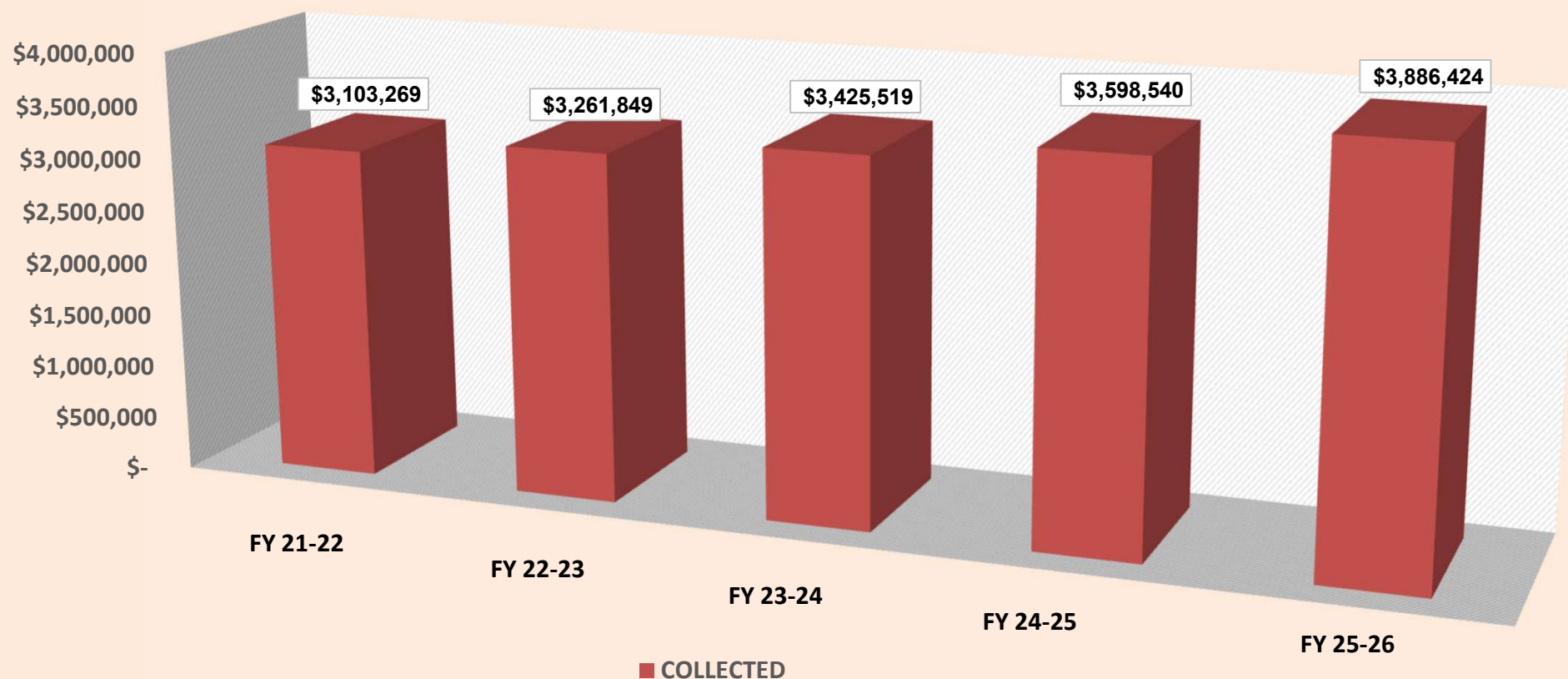
General Fund

SUMMARY REPORT

For Period Ending 8/31/26

	Actual ENDING 08/2026	BUDGET THRU 08/2026	VARIANCE Actual to Budget (UNDERBUDGET)	ADOPTED BUDGET FY 2025-2026
REVENUES				
TOTAL REVENUES	\$ 4,585,002	\$ 3,756,496	\$ 828,506	\$ 4,097,996
CARRY FORWARD	\$ -	\$ 2,482,134	\$ (2,482,134)	\$ 2,707,782
TOTAL REVENUE WITH CARRY FORWARD	\$ 4,585,002	\$ 6,238,630	\$ (1,653,628)	\$ 6,805,778
EXPENDITURES & RESERVES				
TOTAL ADMINISTRATIVE	\$ 525,760	\$ 846,699	\$ (320,940)	\$ 924,672
TOTAL STORMWATER	\$ 697,460	\$ 1,099,180	\$ (401,720)	\$ 1,199,106
TOTAL CAPITAL EXPENSES	\$ 1,760,456	\$ 3,650,167	\$ (1,889,711)	\$ 3,982,000
TOTAL EXPENDITURES	\$ 2,983,676	\$ 5,596,046	\$ (2,612,370)	\$ 6,105,778
RESERVES				
RESERVED FOR OPERATING	-	412,500	(412,500)	450,000
RESERVED FOR PROJECTS AND EMERGENCIES	-	229,167	(229,167)	250,000
TOTAL OPERATIONAL EXPENDITURES & RESERVES	\$ 2,983,676	\$ 6,237,713	(3,254,037)	\$ 6,805,778

NON AD VALOREM ASSESSMENTS COLLECTED THROUGH **AUGUST** EACH YEAR



FIFTH ORDER OF BUSINESS



Coral Springs
Improvement District

An aerial photograph of a wastewater treatment plant serves as the background for the central text. The image shows several large circular aeration tanks, a rectangular aeration basin, and various industrial buildings and piping. The plant is situated in a green area with some trees and a residential neighborhood visible in the background.

**APPROVED
TENTATIVE
BUDGET
FY 2026-2027**

WATER & SEWER



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

Table of Contents

1. Board of Supervisors and Management.....	3
2. Proposed Tentative Budget.....	4 - 8
3. Budget Narrative.....	9 - 21



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

BOARD OF SUPERVISORS

- Mark Ritter, President
- Benjamin E. Groenevelt, Vice President
- Travis McEwen, Secretary
- Michael Kraus, Assistant Secretary
- Robert Rafaneli, Assistant Secretary

MANAGEMENT

- David McIntosh, Executive Director
- Seth Behn, Attorney for the District
- Rick Olson, District Engineer
- Jimmy Harness, Human Resources Director
- Joe Stephens, Director of Utilities
- Sue Beyer, Director of Finance & Accounting

Coral Springs Improvement District
Water and Sewer Enterprise Fund
Proposed Tentative Budget
Fiscal Year 2026 - 2027

	Adopted Budget FY 2025-2026	Actual thru 5/31/26	TOTAL Projected thru 9/30/2026	Proposed Budget FY 2026-2027
WATER REVENUE	8,666,411	5,664,544	8,496,815	9,099,732
SEWER REVENUE	7,843,549	5,023,368	7,535,052	8,235,726
G-4564-023-R FEMA(WIND HARDEN)	-	2,139	2,139	-
G-24-DG-1108112-430 URBAN FORE	-	14,845	14,845	-
G-4486-032-R(043) GENERATORS 5	-	33,667	33,667	-
PFAS LITIGATION SETTLEMENT	-	5,245,672	5,245,672	-
STANDBY REVENUE	15,000	1,680	2,520	15,000
PROCESSING FEES	30,000	20,560	30,840	30,000
DELINQUENT FEES	200,000	197,650	296,475	200,000
METER FEES	30,000	59,990	89,985	30,000
UTILITY PERMITS	10,000	22,300	33,450	40,000
BILLING SERVICES	83,905	55,928	83,892	43,211
HR & PAYROLL SERVICES	3,708	2,472	3,708	3,819
INTEREST	700,000	794,769	1,192,154	900,000
RENT REVENUE	140,641	93,761	140,642	171,861
MISCELLANEOUS REVENUE	7,500	7,629	11,443	10,000
TOTAL EARNED REVENUES	17,730,714	17,240,973	23,213,298	18,779,350
CARRY FORWARD BALANCE	13,375,930	-	-	14,800,000
TOTAL REVENUES WITH CARRY FORWARD	31,106,644	17,240,973	23,213,298	33,579,350

ADMINISTRATION / UTILITY BILLING

SALARIES & WAGES	1,033,936	653,696	980,543	1,213,823
SPECIAL PAY	2,643	2,150	3,225	2,735
FICA EXPENSE	79,099	48,706	73,058	92,857
PENSION EXPENSE	75,248	46,269	69,403	86,991
457 MATCH	62,035	38,336	57,504	72,831
HEALTH INSURANCE	295,028	219,106	328,658	383,820
WORKER'S COMP. INSURANCE	3,371	1,401	2,102	3,035
OPEB EXPENSE	5,000	-	-	6,500
PAYROLL PROCESSING FEES	6,000	3,034	4,551	5,000
TUITION REIMBURSEMENT	38,000	-	-	38,000
ENGINEERING FEES	31,000	21,670	32,505	50,000
ARBITRAGE REBATE	600	-	-	600
ATTORNEY FEES	90,000	60,766	91,149	98,400
SPECIAL CONSULTING SERVICES	110,000	9,118	13,677	110,000
GRANT ADMINISTRATION	32,000	14,000	21,000	35,000
NEWLETTERS	13,760	10,532	15,797	24,000
ANNUAL AUDIT	24,300	18,000	27,000	39,500
GASB VALUATION FEE	4,000	-	-	2,500

	Adopted Budget FY 2025-2026	Actual thru 5/31/26	TOTAL Projected thru 9/30/2026	Proposed Budget FY 2026-2027
MANAGEMENT FEES	102,700	18,666	27,999	-
TELEPHONE/INTERNET	26,700	12,813	19,220	22,600
POSTAGE	42,000	23,898	35,848	45,600
PRINTING AND BINDING	35,975	19,189	28,784	35,975
ELECTRIC EXPENSE	17,000	8,246	12,368	17,000
RENTALS AND LEASES	7,900	4,059	6,088	7,900
INSURANCE	26,000	13,651	20,476	26,000
REPAIR & MAINTENANCE	58,800	88,483	132,724	95,800
LEGAL ADVERTISING	5,000	301	452	3,500
EMPLOYMENT ADS	6,500	-	-	3,500
OTHER CURRENT CHGS-GENERAL	8,250	6,544	9,817	10,825
MONITORING FEES	600	162	243	600
EMPLOYMENT SCREENING	3,160	306	458	3,160
EMPLOYEE ENRICHMENT	15,000	22,045	33,068	27,500
DE MINIMUS BENEFITS	3,500	2,275	3,413	3,500
MERCHANT FEES (PAYMENTUS)	96,000	51,766	77,649	93,000
COMPUTER EQUIPMENT & SUPPLIES	31,000	10,455	15,682	40,000
COMPUTER SOFTWARE & SUBSCRIPTI	50,000	34,177	51,265	62,000
IT TECH SUPPORT	92,000	44,818	67,227	124,000
DOCUMENT STORAGE	900	1,669	2,504	3,840
TOILET REBATE	14,850	4,903	7,355	10,890
OFFICE SUPPLIES	15,000	5,967	8,951	15,000
OFFICE EQUIPMENT	5,000	12,806	19,208	5,000
UNIFORMS/SHIRTS	5,000	1,336	2,004	5,000
MOTOR FUELS	2,500	1,177	1,765	2,500
DUES, LICENSES, SUBSCRIP.	19,700	4,330	6,495	19,700
PROMOTIONAL EXPENSE	36,100	386	579	34,600
STAFF DEVELOPMENT	17,000	2,335	3,503	34,250
CONFERENCES/WORKSHOPS	18,000	5,017	7,526	24,500
REGULATORY COMPLIANCE	-	5,350	8,025	-
TRUSTEE FEES	9,500	9,159	13,738	9,500
BANK FEES	1,000	-	-	1,000
TOTAL ADMIN OPERATING & PERSONNEL	2,678,655	1,563,072	2,344,608	3,053,832
CAPITAL OUTLAY	595,000	39,260	58,890	1,177,513
TOTAL ADMIN EXPENSES WITH CAPTIAL OUTLAY	3,273,655	1,602,332	2,403,498	4,231,345

WATER DEPARTMENT

SALARIES & WAGES	1,116,181	726,357	1,089,536	1,179,999
SPECIAL PAY	1,352	1,000	1,500	1,352
FICA EXPENSE	85,388	53,668	80,502	90,270
PENSION EXPENSE	72,538	47,369	71,054	78,396
457 MATCH	66,971	43,497	65,246	70,800
HEALTH INSURANCE	284,587	150,009	225,014	273,060
WORKER'S COMP. INSURANCE	22,142	9,677	14,515	23,426
PAYROLL PROCESSING FEES	5,000	3,104	4,656	5,000
TUITION REIMBURSEMENT	24,400	-	-	24,400
SPECIAL CONSULTING/STUDIES	180,000	105,677	158,516	800,000

	Adopted Budget FY 2025-2026	Actual thru 5/31/26	TOTAL Projected thru 9/30/2026	Proposed Budget FY 2026-2027
WATER QUALITY TESTING	59,000	26,625	39,937	59,000
TELEPHONE	2,500	1,418	2,127	2,500
POSTAGE	500	107	160	500
ELECTRIC EXPENSE	540,000	294,074	441,111	580,000
RENTALS AND LEASES	4,800	5,963	8,944	10,200
INSURANCE	179,500	89,368	134,052	168,000
REPAIR & MAINTENANCE	1,045,910	279,666	419,499	983,488
COMPUTER EQUIPMENT & SUPPLIES	37,500	10,041	15,061	37,500
COMPUTER SOFTWARE & SUBSCRIPTI	17,500	6,147	9,221	51,500
OFFICE SUPPLIES	3,300	3,428	5,142	4,000
OTHER OPERATING SUPPLIES	16,000	7,420	11,130	16,000
CHEMICALS	475,500	360,888	541,332	526,200
LAB CHEMS/TEST EQUIP	33,580	14,460	21,689	43,630
UNIFORMS/BOOT ALLOWANCE	4,800	4,574	6,861	5,500
MOTOR FUELS	61,105	9,942	14,913	62,720
DUES, LICENSES, PERMITS	19,645	8,951	13,427	19,415
STAFF DEVELOPMENT	2,690	4,139	6,209	2,910
CONFERENCES/WORKSHOPS	10,400	2,552	3,828	12,600
REGULATORY COMPLIANCE	-	2,999	4,499	3,250
TOTAL WATER OPERATING & PERSONNEL	4,372,789	2,273,119	3,409,679	5,135,616
CAPTIAL OUTLAY - WATER	2,741,000	137,000	205,500	3,326,000
TOTAL WATER EXPENSES & CAPTIAL OUTLAY	7,113,790	2,410,119	3,615,178	8,461,616

WASTEWATER DEPARTMENT

SALARIES & WAGES	1,159,060	693,431	1,040,147	1,214,286
SPECIAL PAY	1,776	1,000	1,500	1,776
FICA EXPENSE	88,668	52,076	78,114	92,893
PENSION EXPENSE	77,923	47,187	70,781	86,016
457 MATCH	69,543	36,800	55,200	72,857
HEALTH INSURANCE	289,685	115,707	173,561	268,060
WORKER'S COMP. INSURANCE	24,464	9,677	14,515	22,799
PAYROLL PROCESSING FEES	5,000	3,357	5,036	5,500
TUITION REIMBURSEMENT	21,100	-	-	21,100
SPECIAL CONSULTING/STUDIES	-	95,588	143,382	25,000
WATER QUALITY TESTING	70,000	43,132	64,698	73,000
TELEPHONE	3,500	1,558	2,337	3,500
POSTAGE	1,000	36	54	1,000
ELECTRIC EXPENSE	324,000	145,453	218,180	288,000
RENTALS AND LEASES	1,500	-	-	-
INSURANCE	195,900	97,142	145,712	175,000
REPAIR & MAINTENANCE	642,070	236,524	354,785	1,171,962
SLUDGE MANAGEMENT-SEWER	315,000	112,614	168,922	651,300
COMPUTER EQUIPMENT & SUPPLIES	37,500	1,924	2,886	40,000
COMPUTER SOFTWARE & SUBSCRIPTI	17,500	4,167	6,251	32,500
OFFICE SUPPLIES	2,500	512	767	2,500
OTHER OPERATING SUPPLIES	12,000	4,433	6,649	12,000

	Adopted Budget FY 2025-2026	Actual thru 5/31/26	TOTAL Projected thru 9/30/2026	Proposed Budget FY 2026-2027
CHEMICALS	260,000	105,803	158,704	280,000
LAB CHEMS/TEST EQUIP	4,000	2,298	3,447	4,000
UNIFORMS/BOOT ALLOWANCE	5,000	3,881	5,822	7,000
MOTOR FUELS	50,700	9,017	13,525	50,700
DUES, LICENSES, PERMITS	11,000	7,186	10,779	14,000
STAFF DEVELOPMENT	2,050	1,192	1,788	2,160
CONFERENCES/WORKSHOPS	9,000	5,209	7,814	9,000
TOTAL WASTEWATER OPERATING & PERSONNEL	3,701,441	1,836,904	2,755,356	4,627,909
CAPITAL OUTLAY - WASTEWATER	2,114,131	74,201	111,302	1,944,000
TOTAL WASTEWATER EXPENSES & CAPITAL OUTLAY	5,815,572	1,911,105	2,866,657	6,571,909

MAINTENANCE DEPARTMENT

SALARIES & WAGES	592,180	355,764	533,646	621,848
SPECIAL PAY	812	800	1,200	812
FICA EXPENSE	45,304	26,674	40,012	47,572
PENSION EXPENSE	39,892	24,167	36,250	41,772
457 MATCH	35,530	21,399	32,098	37,312
HEALTH INSURANCE	178,243	83,457	125,185	174,220
WORKER'S COMP. INSURANCE	14,805	8,294	12,441	15,546
PAYROLL PROCESSING FEES	3,100	1,571	2,357	3,100
TUITION REIMBURSEMENT	15,200	-	-	15,200
TELEPHONE	2,750	1,203	1,804	2,750
POSTAGE	1,000	27	40	1,000
RENTALS AND LEASES	8,300	801	1,202	8,300
INSURANCE	8,800	3,624	5,436	6,600
REPAIR & MAINTENANCE	188,900	74,121	111,182	214,900
COMPUTER EQUIPMENT & SUPPLIES	2,500	269	403	5,000
COMPUTER SOFTWARE & SUBSCRIPTI	7,000	4,416	6,624	7,000
OFFICE SUPPLIES	1,500	797	1,196	4,700
OTHER OPERATING SUPPLIES	25,000	9,912	14,868	21,300
TOOLS/EQUIP MAINTENANCE	10,000	5,937	8,905	35,000
UNIFORMS/BOOT ALLOWANCE	4,100	2,784	4,175	5,000
MOTOR FUELS	4,500	1,105	1,658	3,000
DUES, LICENSES, PERMITS	7,000	579	869	4,700
STAFF DEVELOPMENT	7,000	188	282	10,000
CONFERENCES/WORKSHOPS	5,500	2,201	3,301	7,000
TOTAL MAINTENANCE OPERATING & PERSONNEL	1,208,916	630,090	945,135	1,293,632
CAPITAL OUTLAY - MAINTENANCE	255,500	57,878	86,817	1,032,000
TOTAL MAINTENANCE EXPENSES & CAPITAL OUTLAY	1,464,416	687,968	1,031,952	2,325,632
TOTAL PLANT (DEPT #321 - #323)	14,393,777	5,009,192	7,513,787	17,359,157

FIELD DEPARTMENT

SALARIES & WAGES	1,108,437	692,561	1,038,841	1,164,369
SPECIAL PAY	1,843	1,300	1,950	1,843
FICA EXPENSE	84,797	51,539	77,308	89,079

	Adopted Budget FY 2025-2026	Actual thru 5/31/26	TOTAL Projected thru 9/30/2026	Proposed Budget FY 2026-2027
PENSION EXPENSE	74,564	46,059	69,089	75,319
457 MATCH	66,506	40,481	60,722	67,822
HEALTH INSURANCE	291,324	144,707	217,061	279,980
WORKER'S COMP. INSURANCE	25,519	10,758	16,138	24,035
PAYROLL PROCESSING FEES	5,300	3,372	5,058	5,700
TUITION REIMBURSEMENT	23,200	-	-	23,200
WATER QUALITY TESTING	1,000	974	1,460	1,500
NATURESCAPE IRR. SERVICE	3,500	-	-	3,500
TELEPHONE	8,500	5,655	8,482	7,500
POSTAGE	5,000	67	101	2,500
ELECTRIC EXPENSE	124,000	73,649	110,473	145,193
RENTALS AND LEASES	8,000	2,705	4,058	8,000
SCADA-RENT & EQUIPMENT	56,040	37,360	56,040	56,040
INSURANCE	25,000	13,218	19,826	25,000
REPAIR & MAINTENANCE	486,130	338,070	507,105	664,410
METER SYS MAINT AGREEMENT	-	-	-	76,283
METER REPLACEMENT SUPPLIES	76,736	33,199	49,799	47,500
METER REGISTER REPLACEMENTS	70,000	31,033	46,550	-
COMPUTER EQUIPMENT & SUPPLIES	4,300	1,812	2,717	3,000
COMPUTER SOFTWARE & SUBSCRIPTI	3,730	-	-	1,500
OFFICE SUPPLIES	2,000	1,130	1,695	2,000
OTHER OPERATING SUPPLIES	52,000	17,086	25,629	54,000
TOOLS/EQUIP MAINTENANCE	17,000	6,319	9,479	17,000
UNIFORMS/BOOT ALLOWANCE	6,000	4,586	6,879	6,000
MOTOR FUELS	25,000	18,344	27,516	32,000
DUES, LICENSES, PERMITS	600	1,490	2,235	5,200
STAFF DEVELOPMENT	15,750	352	528	15,880
CONFERENCES/WORKSHOPS	5,000	6,150	9,225	5,000
REGULATORY COMPLIANCE	-	-	-	20,000
TOTAL FIELD OPERATING & PERSONNEL	2,676,777	1,583,975	2,375,962	2,930,353
CAPITAL OUTLAY - FIELD	7,660,000	369,347	554,020	5,968,899
TOTAL FIELD EXPENSES & CAPITAL OULAY	10,336,777	1,953,321	2,929,982	8,899,252
TOTAL EXPENSES w/CAPITAL ALL DEPARTMENTS	28,004,209	8,564,845	12,847,267	30,489,754
AVAILABLE FOR DEBT SERVICE	3,102,435	8,676,128	10,366,031	3,089,595
DEBT SERVICE				
PRINCIPAL EXP-2016	1,965,000	-	1,965,000	2,025,000
INTEREST EXP-2016	853,390	568,927	853,390	793,458
TOTAL DEBT PAYMENTS	2,818,390	568,927	2,818,390	2,818,458
Excess Revenues After Debt Service	284,045		7,547,641	271,137
Debt Service Ratio	1.10		3.68	1.10



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

BUDGET NARRATIVE

The District will use reserve funds in the amount of \$14,800,000 to help offset infrastructure projects required by the Plant & Field departments, the majority of which was carried forward from unused reserve funds from the prior Fiscal Year.

CSID is executing the Financial Management Plan rate increases of 5% to water (including irrigation) and sewer rates as a result of the Rate Study Analysis completed during FY 2024 by Stantec, an independent consulting firm.

REVENUES

Water Revenue

The estimated amount that will be billed to users of the water system of the District is determined by the utility rate agreement. Based on the prior year's revenues the water revenues are projected to be \$9,099,732.

Sewer Revenue

The estimated amount that will be billed to users of the wastewater system of the District is determined by the utility rate agreement. Based on the previous year's revenue the sewer revenues are projected to be \$8,235,726.

Standby Revenue

The standby charge is applied to each lot, parcel, or tract, which has been reserved for water and sewer capacity. The amount projected for this Fiscal Year is \$15,000.

Processing Fees

A processing fee of \$20 is charged to each new utility account. Based on the District's history of new accounts, the projected amount for this Fiscal Year is \$30,000.

Delinquent Fees

The District levies a \$25 charge for each month the account is delinquent until the account is current. The projected amount for this Fiscal Year is \$200,000.

Meter / Connection fees

The District collects meter fees for turning on service and meter connections during the year. The amount projected for these fees is budgeted at \$30,000.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

REVENUES (Continued)

Utility Permits

The District has a schedule of permit fees. The amount projected for permit fees is estimated at \$40,000.

Billing Services

The District provides utility billing services for other districts for the benefit of cost sharing. This Fiscal Year the District expects to receive \$43,211.

Contract HR & Payroll Services

The District provides human resources and payroll services to other Districts based on fees established under interlocal agreements. Budget estimate is \$3,819.

Rent Revenue

This line item represents the lease space within the plant. The total budgeted revenue from this source is \$171,861.

Miscellaneous Revenues

Represents income from unexpected activities during the year. At times the District participates in rebate events, or surplus sales to dispose of unrepairable equipment. The projected amount for this revenue source is \$10,000.

ADMINISTRATION & UTILITY BILLING EXPENDITURES

Salaries and Wages

The total amount of budgeted wages for this Fiscal Year is \$1,213,823.

Special Pay

Special pay is a holiday bonus based on the employee's number of years of service. This year's expense is \$2,735.

FICA Taxes

FICA tax is established by law, and the current rate is 7.65%. Based on salaries of \$1,213,823, the amount projected for FICA tax is \$92,857.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

ADMINISTRATION & UTILITY BILLING EXPENDITURES (Continued)

Pension Expense

The pension plan was established whereby the District makes contributions on behalf of each employee with other funds available to match contributions made by the employee to the deferred compensation plan. Based on salaries of \$1,213,823, the amount projected for pension expense is \$159,822.

Health Insurance

The District offers each employee Health, Life, Dental and Disability Insurance. The budgeted amount is \$383,820.

Worker's Compensation Insurance

Worker's compensation insurance is budgeted for \$3,035.

Tuition Reimbursement

The budgeted amount is estimated to be \$38,000.

Payroll Processing Fees

The District contracts PayCom to process employees and board payrolls, including the filing of taxes. PayCom's projected cost is \$5,000. Projected OPEB expense is \$6,500.

Engineering Fees

The District currently has a contract with Globaltech, Inc., to provide general engineering services not related to or associated with any specific capital improvement project. The contract includes preparation for monthly meetings, monthly reporting, and responses to requests from the Board. Based on anticipated general engineering work, the fees are not expected to exceed \$50,000.

Trustee Fees/Other Debt Expense

This expense includes charges associated with the current outstanding bond issues. Trustee Fees (2016 Series) total \$9,500, and arbitrage \$600.

Legal Fees

The District currently has a contract with Lewis, Longman and Walker, PA as legal counsel for the District. This contract includes preparation for monthly board meetings, contract review, etc. This year's budget is not expected to exceed \$98,400.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

ADMINISTRATION & UTILITY BILLING EXPENDITURES (Continued)

Special Consulting Services

The District may need to engage a consultant that specializes in legislative codification matters that would amend the current charter. Included in those matters are bidding threshold requirements, efficiencies, gains, and benefits inherent in contract administration. Other consulting services may be incurred for special projects as needed. The anticipated cost for all these services is \$110,000. In addition, \$35,000 is budgeted specifically for grant writing and administration.

Information & Technology Services

The District contracts with two IT firms, one specializing in technology & networking and one for cybersecurity. The projected amount for these services is estimated to be \$124,000.

Conferences & Workshops

This expense represents expenses for the Board of Supervisors, Directors and Managers to attend Conferences during the year (FASD, SEDA, etc.). The budgeted amount for this fiscal year is \$24,500.

Annual Audit

The District's auditing firm is Citrin Cooperman & Company LLP. Based on the current contract this amount should not exceed \$39,500.

Actuarial Computation – GASB Valuation Fee

Florida state statutes require the employer to make health coverage available to retirees at the employer's group rate. GASB 75 requires a periodic actuarial assessment of the cost and liability associated with these benefits. The budgeted amount for this Fiscal Year is \$2,500.

Telephone Expense

Telephone Service, fax machine and long-distance calls are included under this expense. Based on the prior years' experience, the amount should not exceed \$22,600.

Postage

Overnight deliveries, general, utility bills, and shipping services budgeted for \$45,600.

Printing and Binding

Stationery, utility billing forms, personnel forms, envelopes, photocopies, and business cards \$35,975.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

ADMINISTRATION & UTILITY BILLING EXPENDITURES (Continued)

Electric Expense

This expense includes the electrical service for the Administrative Building. Based on prior years' expenses the projected amount for this Fiscal Year is \$17,000.

Rentals and Leases

The following charges are being budgeted in the Fiscal Year for copiers and postage machines at \$7,900.

Insurance

The District retains Egis Insurance & Risk Advisors as our Insurance Agent, who on a yearly basis arranges the placement of the District insurance for property, general liability, and inland marine coverage. The expected amount for this Fiscal Year should not exceed \$26,000.

Repair and Maintenance

The following repair and maintenance for the upcoming Fiscal Year is budgeted for \$98,300. This amount will cover general maintenance, pest control, vehicle maintenance, and A/C maintenance.

Legal Advertising

The District posts most of its legal advertising in the Sun-Sentinel. Expenses include monthly meetings, special meetings, public hearings, requests for bids, etc. The estimated amount should not exceed \$3,500.

Other Current Charges

Bank charges, monitoring fees, document storage, and employee-related expenses that occur during the year are estimated at \$55,425.

Merchant Fees

The District pays monthly administrative fees as well as individual transaction fees on all credit card payments we receive. Based on last year's spending the projected amount budgeted is \$93,000.

Computer/Technology Software & Supplies

This represents software, antivirus, web hosting, and computer equipment for this Fiscal Year, which should not exceed \$102,000.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

ADMINISTRATION & UTILITY BILLING EXPENDITURES (Continued)

Employment Ads

Recruiting Expenses for qualified candidates for Plant Operators, Field, and Administration Personnel. Based on prior years' experience the amount should not exceed \$3,500.

Toilet Rebates

Utility bills are credited up to \$99 for those customers who install a qualifying toilet under the rebate program established by the District. Budgeted rebates reflect a total of 110 toilets for \$10,890.

Office Supplies and Equipment

Accounting, Utility Billing and Administrative Supplies such as printer cartridges, file cabinets, computer supplies, file folders, pens, pencils, cleaning supplies, paper products, etc. Based on historical experience the amount should not exceed \$20,000.

Dues, Licenses, Staff Development & Permits

This item includes professional publications such as GASB Guide and Florida Statutes. This expense also covers the cost for CPA continuing education requirements and license renewal, management training, and training related to human resources. The amount should not exceed \$53,950.

Promotional Expenses, and Newsletters

The District is budgeting \$58,600 for customer relations and promotions through newsletters and general promotions for the budget year.

Capital Outlay

The amount of \$1,177,513 is budgeted to capital projects in FY 26-27. The amount of \$1,107,513 represents the District's share toward grant-related projects, and the remaining \$70,000 is allocated to updates in the Administration building.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

PLANT OPERATION EXPENDITURES

Salaries and Wages

The total amount of budgeted wages for this Fiscal Year is \$3,016,133.

Special Pay

Special pay is a holiday bonus based on the employee's number of years of service. This year's expense is \$3,940.

FICA Taxes

FICA tax is established by law and the current rate is 7.65%. Based on salaries of \$3,016,133, the amount projected for FICA tax is \$230,735.

Pension Expense

The pension plan was established whereby the District makes contributions on behalf of each employee with other funds available to match contributions made by the employee to the deferred compensation plan. Based on salaries of \$3,016,133, the amount projected for pension expense is \$387,153.

Health Insurance

The District offers each employee Health, Life, Dental and Disability Insurance. The budgeted amount is \$715,340.

Worker's Compensation Insurance

Worker's compensation insurance is budgeted for \$61,771.

Payroll Processing Fees

In April of 2023, the District contracted with a payroll company to process employees and board payrolls, including the filing of taxes. The projected year's cost is \$13,600.

Tuition Reimbursement

The budgeted amount is \$60,700.

Rentals and Leases

The District is budgeting \$18,500 for miscellaneous equipment rentals.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

PLANT OPERATION EXPENDITURES (Continued)

Computer/Technology Software & Supplies

Computer needs include equipment and software needed to maintain plant operations. This Fiscal Year, the projected amount for computers is \$173,500.

Water Quality Testing

Water Quality Testing is provided by Florida Spectrum Environmental Services, Inc. This Fiscal Year the projected amount for water quality testing is \$132,000.

Telephone Expense

Telephone charges for this Fiscal Year include Bellsouth phone service for Water and Wastewater offices and Sprint phone services. The projected amount for this Fiscal Year is \$8,750.

Electric Expense

The electric requirements for the plant facility and wells are based upon the operating history. Based on the previous year's expenses the projected amount for this Fiscal Year is \$868,000.

Insurance

The District retains Egis Insurance & Risk Advisors as our Insurance Agent, who on a yearly basis arranges the placement of the District insurance for property, general liability, and inland marine coverage. The expense should not exceed \$349,600.

Repair & Maintenance

Repair and maintenance expenses anticipated to be spent in the Fiscal Year are as follows:

Water Department - \$983,488
 Wastewater Department - \$1,171,962
 Maintenance Department - \$214,900
 Total Plant Repair & Maintenance - \$2,370,350

Sludge Management - Sewer

Sludge removal costs are budgeted for \$651,300.

Chemicals & Lab Supplies

Products used in the process of water and wastewater treatment. The amount projected to be spent in this Fiscal Year is \$853,830.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

PLANT OPERATION EXPENDITURES (Continued)

Office Supplies/Postage

Paper, pens, folders, and other office supplies. The projected amount for this Fiscal Year is \$13,700.

Operating Supplies/Tools

General operating supplies include safety supplies, miscellaneous tools and equipment. The projected amount is \$84,300.

Uniforms

Uniform purchases, rentals and safety boot allowances are budgeted at \$17,500.

Motor Fuels

Motor fuels include gasoline and diesel fuel needed for the operation of auxiliary generators. The projected amount is \$116,420.

Dues, Licenses, Staff Development & Permits

This expense represents costs for plant license renewals for operations, subscriptions, books, schooling required to maintain licenses for plant employees, and job-related workshops. The projected amount for this Fiscal Year is \$81,785.

Compliance & Studies

The District contracts with engineering firms to consult on projects for design and compliance to ensure CSID is in line with the most up-to-date processes. The budgeted amount for FY 26-27 of \$828,250 includes investigations into PFOS reduction implementation, PLC evaluation, and pretreatment filtering.

Capital Outlay – Plant Operations

The District is budgeting for replacing sand strainers, well upgrades, PLC MicroLogix system upgrades, rehabilitation of two lift stations within the plant, replacement of south blowers (1-3) control panels, relining the holding pond, blowers for the surge tank, and roof replacements around the plant. In addition to large projects, money is also allocated to update and purchase new equipment around the plant. The total amount budgeted for Plant Capital Outlay is \$6,302,000.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

FIELD OPERATION EXPENDITURES

Salaries and Wages

The total amount of budgeted wages for this Fiscal Year is \$1,164,369.

Special Pay

Special pay is a holiday bonus based on the employee's number of years of service. This year's expense is \$1,843.

FICA Taxes

FICA tax is established by law, and the current rate is 7.65%. Based on salaries of \$1,164,369, the amount projected for FICA tax is \$89,079.

Pension Expense

The pension plan was established whereby the District makes contributions on behalf of each employee with other funds available to match contributions made by the employee to the deferred compensation plan. Based on salaries of \$1,164,369, the amount projected for pension expense is \$143,141.

Health Insurance

The District offers each employee Health, Life, Dental and Disability Insurance. The budgeted amount is \$279,980.

Worker's Compensation Insurance

Worker's compensation insurance is budgeted for \$24,035.

Payroll Processing Fees

In April of 2023, the District contracted with a payroll company to process employees and board payrolls, including the filing of taxes. The projected cost is \$5,700.

Tuition Reimbursement

The projected amount is \$23,200.

Water Quality Testing

Water Quality Testing is provided by Florida Spectrum Environmental Services, Inc. This Fiscal Year the projected amount for water quality testing is \$1,500.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

FIELD OPERATION EXPENDITURES (Continued)

Naturescape Irrigation Service

An annual fee of \$3,500 is paid to Broward County for the operation of the Naturescape irrigation service.

Telephone Expense

Telephones and fax machines are budgeted annually. Based on previous years' experience the amount should not exceed \$7,500.

Electric Expense

The electrical requirements (for Lift Stations) are based upon the operating history. Based on prior years' expenses the projected amount for this Fiscal Year is \$145,193.

Rentals & Leases

Equipment and SCADA rentals are budgeted for \$64,040.

Insurance

The District retains Egis Insurance & Risk Advisors as our Insurance Agent, who on a yearly basis arranges the placement of the District insurance for property, general liability, and inland marine coverage. The expected amount for this Fiscal Year should not exceed \$25,000.

Repairs and Maintenance

Repair and maintenance expenses anticipated to be spent in the Fiscal Year are \$664,410.

Dues, Licenses, Staff Development & Permits

This expense represents the cost for license renewals, subscriptions, books, and schooling required to maintain licenses to operate. The projected amount is \$26,080.

Meters & Meter Supplies

This includes repairs and maintenance of meters and installations of unrepairable meters. The projected amount for this fiscal year includes new connections and supplies costs. The amount budgeted for meter maintenance is \$47,500. Starting FY 26-27 there will also be a yearly maintenance contract cost for the new water meters of \$76,283.

Office Supplies/Postage

Paper, pens, folders, and other office supplies. The projected amount for this Fiscal Year is \$4,500.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

FIELD OPERATION EXPENDITURES (Continued)

Operating Supplies/Tools

General operating supplies include laboratory chemicals and miscellaneous tools and equipment. The projected amount is \$71,000.

Uniforms

Uniform purchases and rentals and safety boot allowances are budgeted at \$6,000.

Motor Fuels

Motor fuels include gasoline and diesel fuel needed for the operation of portable generators. The projected amount is \$32,000.

Computer/Technology Software & Supplies

Computer needs include equipment and software needed to maintain field operations. This Fiscal Year, the projected amount for computers is \$4,500.

Compliance & Studies

The Florida Department of Environmental Protection requires all wastewater facilities to develop a Collection System Action Plan. The budgeted amount for FY 25-26 is \$20,000.

Capital Outlay

The District is budgeting for projects including rehabilitation of a lift station, storage building for portable generators, valve replacements, utility canal crossing updates, and continuing water meter replacements across the District. The expected amount for this Fiscal Year is \$5,968,899.



CORAL SPRINGS IMPROVEMENT DISTRICT

Proposed Tentative Budget FY 2026-2027

DEBT SERVICE

During FY 2015/2016, Coral Springs Improvement District refinanced the Series 2007 Bonds with Refunded Revenue Bonds Series 2016 in the amount of \$42,830,000 with a rate of 3.05%. \$38 million was used for the construction project of the water plant and \$4 million has been set aside to take care of interest during the capitalized period, and to ensure those payments are available to the bondholders.

The debt service schedule represents the amount of money required to make payments on the principal and interest on the outstanding loan. The schedule below reflects the remaining Debt Service requirement through 2031 of \$32,163,532. The FY 2026-2027 Budget includes a principal payment of \$2,025,000 and \$793,458 for interest.

Coral Springs Improvement District 2016 Water and Sewer Refunding Revenue Bonds Debt Service Schedule

Debt Service Due	Principal Amount	Interest Amount	Total Payment
2026	1,965,000	853,390	2,818,390
2027	2,025,000	793,457	2,818,457
2028	2,090,000	731,695	2,821,695
2029	2,150,000	667,950	2,817,950
2030	2,220,000	602,375	2,822,375
2031	17,530,000	534,665	18,064,665
Totals	27,980,000	4,183,532	32,163,532

5D

RESOLUTION 2026-07

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

WHEREAS, Chapter 2004-469, Laws of Florida, recodifying Chapters 70-617 and 89-419, Laws of Florida, authorizes the Coral Springs Improvement District (“District”) to construct, maintain, and operate a water treatment and wastewater treatment and collection system to serve the residents of the Coral Springs Improvement District; and

WHEREAS, pursuant to said authority, the District has constructed a water and wastewater facility from the proceeds of a General Obligation, Water and Sewer Revenue Bond Issue; and

WHEREAS, pursuant to the requirements of the Bond Resolution for said issue, the Board of Supervisors caused a budget to be prepared for the operation and maintenance of said system for Fiscal Year 2027, which by reference is made a part hereof; and

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

WHEREAS, the District Board of Supervisors (“Board”) has conducted said public hearing in accordance with applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL 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 District Water and Sewer System Operating and Maintenance Budget (“Budget”), showing expected revenues of \$_____; debt service requirement of \$_____; expected operation and maintenance expenses of \$_____; such that said Budget shows a surplus of \$_____ prior to subordinate lien debt expense of \$_____; and the operation and maintenance thereof can continue through Fiscal Year 2027; said Budget is hereby adopted and certified by the Board of Supervisors of the Coral Springs Improvement District.

Section 3. A verified copy of the Budget shall be attached to this Resolution as Exhibit A and shall be included as part of the District’s “Official Record of Proceedings.”

Section 4. This Resolution shall become effective immediately upon adoption.

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

David McIntosh
Assistant Secretary

President/Vice President

Exhibit A

FY 2027 Water and Sewer Budget

SIXTH ORDER OF BUSINESS

Proposed
Notice of Meetings
Coral Springs Improvement District

The Board of Supervisors of the Coral Springs Improvement District will hold their meetings for Fiscal Year 2027 in the District Offices, 10300 N. W. 11 Manor, Coral Springs, Florida at **3:00 p.m.** on the third Monday of each month unless otherwise specified below:

October 19, 2026
November 16, 2026
December 21, 2026
January 25, 2027 (Fourth Monday)
February 22, 2027 (Fourth Monday)
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

In addition to the regular meeting schedule, one or more Supervisors may attend weekly staff meetings/workshops every Tuesday morning at 8:30 a.m. at the District Offices. *

There may be occasions when one or more Supervisors will participate by telephone/video conference. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. A scheduled meeting may be cancelled by the BOS based on the business needs of the District.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Clerk at (954) 796-6658 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

David McIntosh
Executive Director, Coral Springs Improvement District

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026 - 08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL SPRINGS IMPROVEMENT DISTRICT APPROVING THE REVOCABLE LICENSE AGREEMENT WITH THE CITY OF CORAL SPRINGS TO PERMIT AN ENCROACHMENT ONTO DISTRICT PROPERTY FOR A CITY PARK FACILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coral Springs Improvement District (hereinafter, the "District"), is a political subdivision and special purpose local government of the state of Florida, organized under its charter and Florida Statutes Chapters 189 and 298; and

WHEREAS, the City of Coral Springs (hereinafter the "City"), is a Florida municipal corporation located in Broward County, Florida; and

WHEREAS, the District is the owner of that certain real property located at 10300 NW 11th Manor, Coral Springs, FL 33071, with a parcel ID number of 4841-28-03-6130 (the "District Property"); and

WHEREAS, the City is the owner of that certain real property located at 10500 NW 11th Manor, Coral Springs, FL 33071, with parcel ID numbers 4841-28-03-6202 and 4841-28-03-6060 (the "City Property"); and

WHEREAS, the City Property is the location of the "Richard D. Petrillo Park", a community park, open to the public; and

WHEREAS, a portion of the District Property was previously enclosed by a fence installed by the City, upon which recreational facilities are located (the "License Area", as illustrated in the attached Composite Exhibit "1"); and

WHEREAS, the City desires to continue utilizing the License Area of the District Property, under the terms of the Revocable License Agreement, attached as Composite Exhibit "1", subject to the terms therein, to authorize the City's use of the License Area; and

WHEREAS, the District finds that the Revocable License Agreement is in the best interest of the District and its residents.

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

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

Section 2. The Revocable License Agreement, attached as Composite Exhibit "1", is hereby approved and adopted, and its terms and conditions are incorporated herein.

Section 3. The President of the Board of Supervisors for the District is authorized to execute the Revocable License Agreement, and to deliver all documents and take any actions necessary to effectuate the purpose of this Resolution.

Section 4. This Resolution shall take effect upon passage by the Board of Supervisors of the Coral Springs Improvement District. The Revocable License Agreement shall be effective upon its execution by all parties.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

Mark Ritter
Board President

David McIntosh, Assistant Secretary

APPROVED AS TO FORM:

Seth Behn, District Attorney

COMPOSITE EXHIBIT “1”

REVOCABLE LICENSE AGREEMENT WITH SKETCH AND LEGAL DESCRIPTION

See following pages.

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT, made and entered into this ____day of _____2026, by and between the Coral Springs Improvement District, a special purpose government, organized under Chapter 198 and 298, Florida Statutes (the “District”) and the City of Coral Springs, a Florida municipal corporation, (hereinafter referred to as the “City” or “Licensee”), (collectively, the “Parties”).

WHEREAS, the District is the owner of that certain real property located at 10300 NW 11th Manor, Coral Springs, FL 33071, with a parcel ID number of 4841-28-03-6130 (the “District Property”); and

WHEREAS, the City is the owner of that certain real property located at 10500 NW 11th Manor, Coral Springs, FL 33071, with parcel ID numbers 4841-28-03-6202 and 4841-28-03-6060 (the “City Property”); and

WHEREAS, the City Property is the location of the “Richard D. Petrillo Park”, a community park, open to the public; and

WHEREAS, a portion of the District Property was previously enclosed by a fence installed by the City, upon which recreational facilities are located (the “License Area”, as illustrated in the attached Exhibit “A”); and

WHEREAS, the City desires to continue utilizing the License Area of the District Property, and the Parties have agreed and adopted this Revocable License Agreement, subject to the terms herein, to authorize the City’s use of the License Area.

NOW THEREFORE, in consideration of the mutual terms, conditions, promises and covenants hereinafter contained, it is hereby agreed by and between the Parties hereto as follows:

Section 1. DESCRIPTION OF LICENSE

District hereby grants to City, it agents, contractors, subcontractors, and invitees, the right, license and privilege of utilizing the License Area, which property is more particularly described on Exhibit "A" for a community park, in accordance with the terms of this Revocable License Agreement. This Revocable License Agreement shall not be construed or deemed to grant City any estate or interest in the District Property.

Section 2. TERM

This Revocable License Agreement will commence upon execution by all Parties and shall remain in effect indefinitely, unless and until otherwise terminated pursuant to Section 11 of this Agreement.

Section 3. COMPENSATION

City agrees to pay to District, as total compensation for the privileges granted herein, the sum of One Dollar (\$1.00), which District agrees is adequate consideration for entering into this Revocable License Agreement.

Section 4. USE OF PREMISES

City and its agents, contractors, subcontractors, and invitees shall use and occupy the License Area only for a community park and recreation facility. The License Area shall not be used for any other purpose whatsoever without prior written consent of the District. City further covenants that no nuisance or hazardous trade or occupation shall be permitted or carried on, in or upon said License Area, no act shall be permitted, and nothing shall be kept in or about said License Area which will increase the risk of any hazard, fire or catastrophe, and no waste shall be permitted or committed upon or any damage done to said License Area. City shall not permit the License Area to be used or occupied in any manner which will violate any laws or regulations of any governmental authority.

Section 5. ALTERATIONS AND IMPROVEMENTS TO LICENSED PREMISES

City may not make any alteration, adjustment, partition, addition or improvement to the License Area or any part thereof without obtaining prior written consent of the District. All requests by City shall be in writing and shall contain all pertinent plans and specifications. All alterations, adjustments, partitions, additions or improvements shall, at the sole discretion, remain the exclusive property of District or be removed by City, upon District's request. In the event that District shall request removal, City shall perform, at its sole cost, removal in a manner which shall return the License Area to the condition in which it was received. Any costs necessary to restore or prepare the License Area for return shall be the sole responsibility of City. All such alterations or improvements shall be made at the sole cost and expense of City.

Section 6. ASSIGNMENT OR SUBLETTING

City shall have no authority to assign all or any portion of the License Area during any term of this Revocable License Agreement. Should City attempt to assign this license, then the license shall be terminated forthwith, automatically, by operation of this clause, without prior notice to City.

Section 7. DAMAGE TO PREMISES

District agrees that all personal property placed upon the License Area shall remain the property of City, or invitee of City as the case may be, and shall be placed upon the License Area at the risk of City, or City's invitees. City shall give to District, or its agent, prompt written notice by certified mail of any occurrence, incident or accident occurring on the License Area. In the event any damages should occur to the License Area, City shall promptly notify District.

Section 8. INSPECTIONS

District or its agents, or any authorized employee of said agent, may enter upon said License Area at all reasonable times and hours to examine same to determine if City are properly maintaining the License Area according to this Revocable License Agreement.

Section 9. **INDEMNIFICATION**

9.01 To the extent permissible by law, the City agrees to indemnify, defend, save and hold the District, its officers, agents and employees, harmless from any and all claims, damages, liability, losses, causes of action of any nature whatsoever, which may arise out of, in connection with, the City or its invitees use of the License Area.

9.02 The City, shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with City's or its invitees, use of the License Area, including but not limited to, attorney's fees and costs to defend all claims or suits, in the name of the District when applicable and shall pay all costs and judgments which may issue thereon. However, the Parties acknowledge that the City's liability to and indemnification of the District limited by Section 768.28, Florida Statutes.

9.03 By execution of this Revocable License Agreement, City recognizes and acknowledges that the License Area falls within an area designated by Broward County as a wellfield protection zone. City agrees to comply with all rules, regulations, and requirements that exist today or may be adopted in the future as imposed by any governmental authority with jurisdiction over the License Area. City's indemnification of the District, to the extent permitted by law, shall include any claims, enforcement actions, remediation, or any other liability resulting from the City's or its invitees use or activities upon the License Area found to be in violation of any rule, regulation, or requirement applicable to the wellfield protection zone.

9.04 The District reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of the City under this indemnification agreement.

9.05 Nothing contained herein is intended nor shall be construed to waive the City's or District's rights and immunities under the common law or Florida Statutes 768.28, as amended from time to time.

Section 10. **INSURANCE**

10.01 City shall be responsible for maintaining its customary insurance coverage for the License Area and shall name the District as an additional named insured to any coverage over the License Area.

10.02 These insurance requirements shall not relieve or limit the liability of City.

Section 11. **TERMINATION**

This Revocable License Agreement is merely a right to use and grants no estate in the License Area. This Revocable License Agreement may be cancelled with or without cause at any time during the term hereof by either party upon written notice to the other of its

desire to terminate this Revocable License Agreement. The use of the License Area by City is specific consideration for the District's termination for convenience. It is expressly understood by the Parties that the City is receiving from District a revocable license which may be terminated at any time by District for any or no cause whatsoever.

Section 12. **MAINTENANCE AND REPAIR OF LICENSED PREMISES**

Except as provided in this section, it shall be the responsibility of City to keep the License Area clean, safe, sanitary and free from trash and debris. The upkeep and maintenance of all areas herein used by City shall be borne by City, and City agrees to maintain the License Area in accordance with the terms and conditions of this Revocable License Agreement and consistent with prudent and well-reasoned maintenance procedures and techniques.

Section 13. **ATTORNEY'S FEES**

Each party shall bear its own attorney's fees in any dispute regarding this Revocable License Agreement. This condition is subordinate to the City's indemnification obligations as provided in Section 9.

Section 14. **AMENDMENTS**

No modification, amendment or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the Parties hereto, with the same formality and of equal dignity herewith.

Section 15. **SURRENDER UPON TERMINATION**

City shall peaceably surrender and deliver the License Area to the District, or its agents, after ten (10) days written notice from the District of termination of the revocable license for any reason.

City further agrees that it will leave the License Area in the condition existing at the commencement of this Agreement. Any and all damage to the License Area shall be repaired or replaced as necessary at the sole cost and expense of City.

Section 16. **WAIVER**

Failure of District to insist upon strict performance of any covenant or condition of this Revocable License Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full force and effect. None of the conditions, covenants or provisions of this Revocable License Agreement shall be waived or modified except by the Parties hereto in writing.

Section 17. **NOTICES**

Any notice or demand, which under the terms of this revocable license or by any statute or ordinance, given or made by a party hereto shall be in writing and shall be given by certified

or registered mail sent to the other party at the address set forth below, or to such other address as such party may from time to time designate by notice.

Notice to City shall be addressed to:

Robert Hunter,, Director of Park and Recreation
City of Coral Springs
2501 Coral Springs Drive
Coral Springs, Florida 33065

Notice to the Coral Springs Improvement District, shall be addressed to:

District Manger
Coral Springs Improvement District
10300 NW 11th Manor, Coral Springs, FL 33071

with copy to:

District General Counsel
Lewis, Longman and Walker, P.A.
360 S Rosemary Ave., Ste. 1100
West Palm Beach, FL 33401

Section 18. ASSIGNMENT AND PERFORMANCE

Neither this Revocable License Agreement nor any interest herein shall be assigned, transferred, or encumbered by City.

Section 19. COMPLIANCE WITH LAWS

City shall comply with all federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations related to this Revocable License Agreement.

Section 20. SEVERANCE

In the event this Revocable License Agreement or a portion of this Revocable License Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless District or City elects to terminate this Revocable License Agreement. The election to terminate this Revocable License Agreement based upon this provision shall be made within seven (7) days after the finding by the court becomes final.

Section 21. JOINT PREPARATION

The Parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Revocable License

Agreement has been a joint effort of the Parties, the language has been agreed to by Parties to express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

Section 22. PRIOR AGREEMENTS

This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Revocable License Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document utilizing the same formalities as this agreement.

Section 23. THIRD PARTY BENEFICIARIES

Neither District nor City intend to directly or substantially benefit a third party by this Agreement. Therefore, the Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement. The Parties expressly acknowledge that it is not their intent to create any rights or obligations in any third person or entity under this Agreement.

Section 24. MULTIPLE ORIGINALS

This Revocable License Agreement may be executed in two (2) copies, each of which shall be deemed to be an original.

Remainder of page intentionally blank. Signatures on following page.

IN WITNESS WHEREOF, the CORAL SPRINGS IMPROVEMETN DISTRICT and the City OF CORAL SPRINGS hereto have made and executed this Revocable License Agreement on the date written above.

ATTEST:

CORAL SPRINGS IMPROVEMENT DISTRICT

David McIntosh, District Manager

Mark Ritter, President
Board of Supervisors
Coral Springs Improvement District

APPROVED AS TO FORM:

Seth Behn, Esq. District Counsel

ATTEST:

City OF CORAL SPRINGS, FLORIDA

Georgia Elliot, City Clerk

Signed: _____

By: _____

APPROVED AS TO FORM:

Title: _____

City Attorney's Office

EXHIBIT A
LICENSE AREA SKETCH

See following pages

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF PARCEL "G", MAPLE WOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "G", SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF PARCEL "Q" OF SAID MAPLE WOOD PLAT; THENCE NORTH 00°46'20" EAST ALONG THE EAST BOUNDARY LINE OF PARCEL "G" AND THE WEST BOUNDARY LINE OF PARCEL "Q", A DISTANCE OF 188.95 FEET; THENCE NORTH 87°27'18" WEST, A DISTANCE OF 26.09 FEET; THENCE SOUTH 01°07'49" WEST, A DISTANCE OF 189.76 FEET TO THE SOUTH BOUNDARY LINE OF PARCEL "G"; THENCE SOUTH 89°13'40" EAST ALONG THE SOUTH BOUNDARY LINE OF PARCEL "G", A DISTANCE OF 27.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.
CONTAINING 5,050 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "MAPLE WOOD" (PB. 80, PG. 37 BROWARD COUNTY RECORDS).
5. EASEMENTS SHOWN HEREON ARE BASED ON THE PLAT OF "MAPLE WOOD" (PB. 80, PG. 37 BROWARD COUNTY RECORDS). UNLESS NOTED OTHERWISE.
6. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
7. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 08/25/2026 .

LEGEND:

B.C.R. BROWARD COUNTY
RECORDS
ESMT. EASEMENT
FPL FLORIDA POWER & LIGHT
INSTR. INSTRUMENT
ORB. OFFICIAL RECORD BOOK
P.O.B. POINT OF BEGINNING
PB. PLAT BOOK
PG. PAGE
PAR..... PARCEL
R/W RIGHT-OF-WAY
S.F. SQUARE FEET
U.E. UTILITY EASEMENT

REVISIONS		DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
4171 W. HILLSBORO BLVD., SUITE #2
COCONUT CREEK, FL 33073
PH. 561.883.0470, FAX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djsurveyors.com

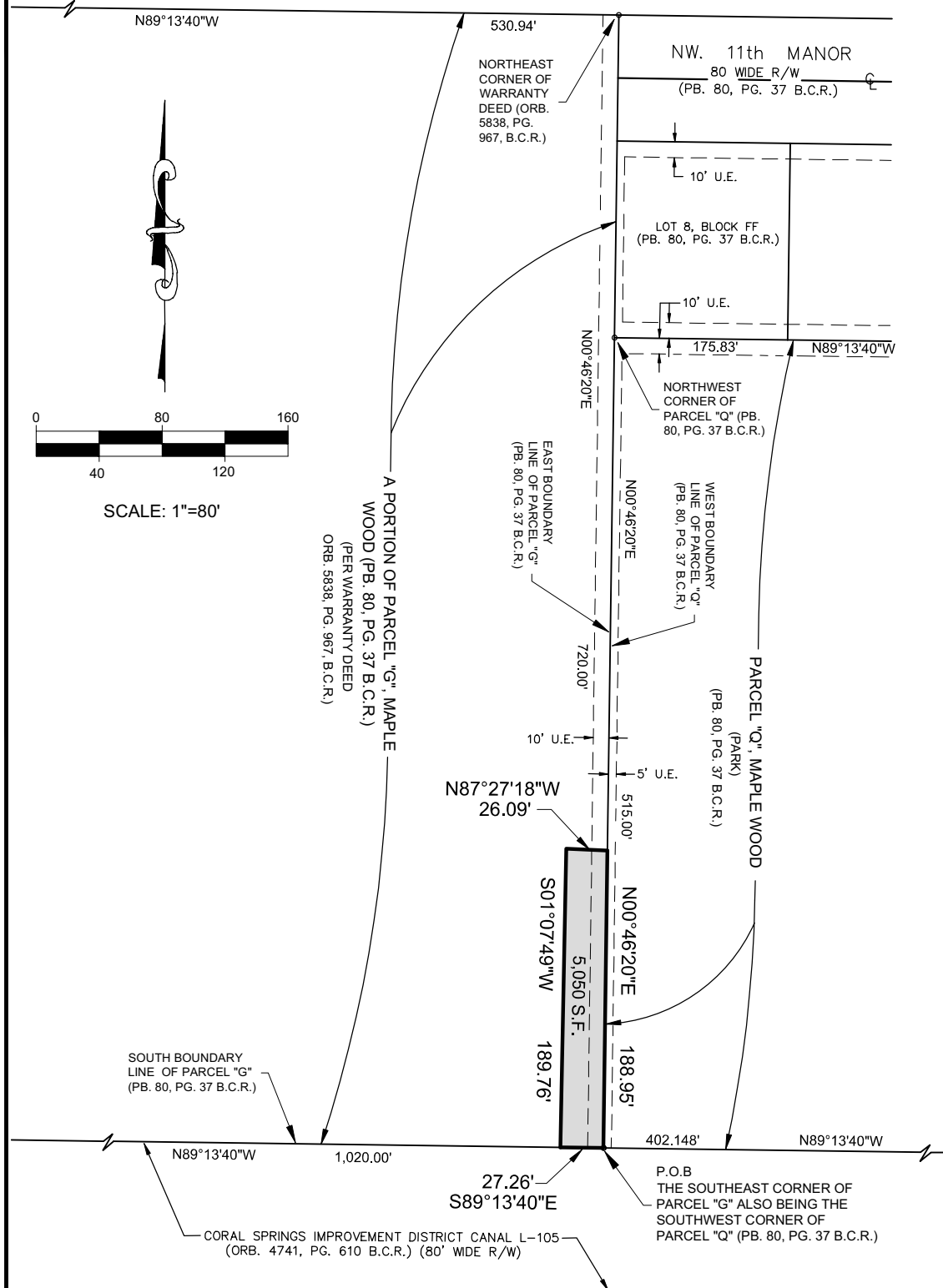
NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 08/25/2026

JOB No: 23-289	
FB/PG: N/A	SHEET No: 1/2
DRAWN BY: AFF	
CKD. BY: D.S.	
SCALE: N/A	

SKETCH AND DESCRIPTION



REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 4171 W. HILLSBORO BLVD., SUITE #2
 COCONUT CREEK, FL 33073
 PH. 561.883.0470, FAX. 561.883.0480
 CERTIFICATE OF AUTHORIZATION NO. LB 7870
 www.djssurveyors.com

JOB No: **23-289**

FB/PG: N/A

DRAWN BY: AFF

CKD. BY: D.S.

SCALE: 1"=80'

SHEET No:

2/2

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT, made and entered into this ____day of _____2026, by and between the Coral Springs Improvement District, a special purpose government, organized under Chapter 198 and 298, Florida Statutes (the “District”) and the City of Coral Springs, a Florida municipal corporation, (hereinafter referred to as the “City” or “Licensee”), (collectively, the “Parties”).

WHEREAS, the District is the owner of that certain real property located at 10300 NW 11th Manor, Coral Springs, FL 33071, with a parcel ID number of 4841-28-03-6130 (the “District Property”); and

WHEREAS, the City is the owner of that certain real property located at 10500 NW 11th Manor, Coral Springs, FL 33071, with parcel ID numbers 4841-28-03-6202 and 4841-28-03-6060 (the “City Property”); and

WHEREAS, the City Property is the location of the “Richard D. Petrillo Park”, a community park, open to the public; and

WHEREAS, a portion of the District Property was previously enclosed by a fence installed by the City, upon which recreational facilities are located (the “License Area”, as illustrated in the attached Exhibit “A”); and

WHEREAS, the City desires to continue utilizing the License Area of the District Property, and the Parties have agreed and adopted this Revocable License Agreement, subject to the terms herein, to authorize the City’s use of the License Area.

NOW THEREFORE, in consideration of the mutual terms, conditions, promises and covenants hereinafter contained, it is hereby agreed by and between the Parties hereto as follows:

Section 1. DESCRIPTION OF LICENSE

District hereby grants to City, its agents, contractors, subcontractors, and invitees, the right, license and privilege of utilizing the License Area, which property is more particularly described on Exhibit “A” for a community park, in accordance with the terms of this Revocable License Agreement. This Revocable License Agreement shall not be construed or deemed to grant City any estate or interest in the District Property.

Section 2. TERM

This Revocable License Agreement will commence upon execution by all Parties and shall remain in effect indefinitely, unless and until otherwise terminated pursuant to Section 11 of this Agreement.

Section 3. COMPENSATION

City agrees to pay to District, as total compensation for the privileges granted herein, the sum of One Dollar (\$1.00), which District agrees is adequate consideration for entering into this Revocable License Agreement.

Section 4. USE OF PREMISES

City and its agents, contractors, subcontractors, and invitees shall use and occupy the License Area only for a community park and recreation facility. The License Area shall not be used for any other purpose whatsoever without prior written consent of the District. City further covenants that no nuisance or hazardous trade or occupation shall be permitted or carried on, in or upon said License Area, no act shall be permitted, and nothing shall be kept in or about said License Area which will increase the risk of any hazard, fire or catastrophe, and no waste shall be permitted or committed upon or any damage done to said License Area. City shall not permit the License Area to be used or occupied in any manner which will violate any laws or regulations of any governmental authority.

Section 5. ALTERATIONS AND IMPROVEMENTS TO LICENSED PREMISES

City may not make any alteration, adjustment, partition, addition or improvement to the License Area or any part thereof without obtaining prior written consent of the District. All requests by City shall be in writing and shall contain all pertinent plans and specifications. All alterations, adjustments, partitions, additions or improvements shall, at the sole discretion, remain the exclusive property of District or be removed by City, upon District's request. In the event that District shall request removal, City shall perform, at its sole cost, removal in a manner which shall return the License Area to the condition in which it was received. Any costs necessary to restore or prepare the License Area for return shall be the sole responsibility of City. All such alterations or improvements shall be made at the sole cost and expense of City.

Section 6. ASSIGNMENT OR SUBLETTING

City shall have no authority to assign all or any portion of the License Area during any term of this Revocable License Agreement. Should City attempt to assign this license, then the license shall be terminated forthwith, automatically, by operation of this clause, without prior notice to City.

Section 7. DAMAGE TO PREMISES

District agrees that all personal property placed upon the License Area shall remain the property of City, or invitee of City as the case may be, and shall be placed upon the License Area at the risk of City, or City's invitees. City shall give to District, or its agent, prompt written notice by certified mail of any occurrence, incident or accident occurring on the License Area. In the event any damages should occur to the License Area, City shall promptly notify District.

Section 8. INSPECTIONS

District or its agents, or any authorized employee of said agent, may enter upon said License Area at all reasonable times and hours to examine same to determine if City are properly maintaining the License Area according to this Revocable License Agreement.

Section 9. **INDEMNIFICATION**

9.01 To the extent permissible by law, the City agrees to indemnify, defend, save and hold the District, its officers, agents and employees, harmless from any and all claims, damages, liability, losses, causes of action of any nature whatsoever, which may arise out of, in connection with, the City or its invitees use of the License Area.

9.02 The City, shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with City's or its invitees, use of the License Area, including but not limited to, attorney's fees and costs to defend all claims or suits, in the name of the District when applicable and shall pay all costs and judgments which may issue thereon. However, the Parties acknowledge that the City's liability to and indemnification of the District limited by Section 768.28, Florida Statutes.

9.03 By execution of this Revocable License Agreement, City recognizes and acknowledges that the License Area falls within an area designated by Broward County as a wellfield protection zone. City agrees to comply with all rules, regulations, and requirements that exist today or may be adopted in the future as imposed by any governmental authority with jurisdiction over the License Area. City's indemnification of the District, to the extent permitted by law, shall include any claims, enforcement actions, remediation, or any other liability resulting from the City's or its invitees use or activities upon the License Area found to be in violation of any rule, regulation, or requirement applicable to the wellfield protection zone.

9.04 The District reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of the City under this indemnification agreement.

9.05 Nothing contained herein is intended nor shall be construed to waive the City's or District's rights and immunities under the common law or Florida Statutes 768.28, as amended from time to time.

Section 10. **INSURANCE**

10.01 City shall be responsible for maintaining its customary insurance coverage for the License Area and shall name the District as an additional named insured to any coverage over the License Area.

10.02 These insurance requirements shall not relieve or limit the liability of City.

Section 11. **TERMINATION**

This Revocable License Agreement is merely a right to use and grants no estate in the License Area. This Revocable License Agreement may be cancelled with or without cause at any time during the term hereof by either party upon written notice to the other of its

desire to terminate this Revocable License Agreement. The use of the License Area by City is specific consideration for the District's termination for convenience. It is expressly understood by the Parties that the City is receiving from District a revocable license which may be terminated at any time by District for any or no cause whatsoever.

Section 12. **MAINTENANCE AND REPAIR OF LICENSED PREMISES**

Except as provided in this section, it shall be the responsibility of City to keep the License Area clean, safe, sanitary and free from trash and debris. The upkeep and maintenance of all areas herein used by City shall be borne by City, and City agrees to maintain the License Area in accordance with the terms and conditions of this Revocable License Agreement and consistent with prudent and well-reasoned maintenance procedures and techniques.

Section 13. **ATTORNEY'S FEES**

Each party shall bear its own attorney's fees in any dispute regarding this Revocable License Agreement. This condition is subordinate to the City's indemnification obligations as provided in Section 9.

Section 14. **AMENDMENTS**

No modification, amendment or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the Parties hereto, with the same formality and of equal dignity herewith.

Section 15. **SURRENDER UPON TERMINATION**

City shall peaceably surrender and deliver the License Area to the District, or its agents, after ten (10) days written notice from the District of termination of the revocable license for any reason.

City further agrees that it will leave the License Area in the condition existing at the commencement of this Agreement. Any and all damage to the License Area shall be repaired or replaced as necessary at the sole cost and expense of City.

Section 16. **WAIVER**

Failure of District to insist upon strict performance of any covenant or condition of this Revocable License Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full force and effect. None of the conditions, covenants or provisions of this Revocable License Agreement shall be waived or modified except by the Parties hereto in writing.

Section 17. **NOTICES**

Any notice or demand, which under the terms of this revocable license or by any statute or ordinance, given or made by a party hereto shall be in writing and shall be given by certified

or registered mail sent to the other party at the address set forth below, or to such other address as such party may from time to time designate by notice.

Notice to City shall be addressed to:

Robert Hunter,, Director of Park and Recreation
City of Coral Springs
2501 Coral Springs Drive
Coral Springs, Florida 33065

Notice to the Coral Springs Improvement District, shall be addressed to:

District Manger
Coral Springs Improvement District
10300 NW 11th Manor, Coral Springs, FL 33071

with copy to:

District General Counsel
Lewis, Longman and Walker, P.A.
360 S Rosemary Ave., Ste. 1100
West Palm Beach, FL 33401

Section 18. ASSIGNMENT AND PERFORMANCE

Neither this Revocable License Agreement nor any interest herein shall be assigned, transferred, or encumbered by City.

Section 19. COMPLIANCE WITH LAWS

City shall comply with all federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations related to this Revocable License Agreement.

Section 20. SEVERANCE

In the event this Revocable License Agreement or a portion of this Revocable License Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless District or City elects to terminate this Revocable License Agreement. The election to terminate this Revocable License Agreement based upon this provision shall be made within seven (7) days after the finding by the court becomes final.

Section 21. JOINT PREPARATION

The Parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Revocable License

Agreement has been a joint effort of the Parties, the language has been agreed to by Parties to express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

Section 22. **PRIOR AGREEMENTS**

This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Revocable License Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document utilizing the same formalities as this agreement.

Section 23. **THIRD PARTY BENEFICIARIES**

Neither District nor City intend to directly or substantially benefit a third party by this Agreement. Therefore, the Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement. The Parties expressly acknowledge that it is not their intent to create any rights or obligations in any third person or entity under this Agreement.

Section 24. **MULTIPLE ORIGINALS**

This Revocable License Agreement may be executed in two (2) copies, each of which shall be deemed to be an original.

Remainder of page intentionally blank. Signatures on following page.

IN WITNESS WHEREOF, the CORAL SPRINGS IMPROVEMETN DISTRICT and the City OF CORAL SPRINGS hereto have made and executed this Revocable License Agreement on the date written above.

ATTEST: CORAL SPRINGS IMPROVEMENT DISTRICT

David McIntosh, District Manager

Mark Ritter, President
Board of Supervisors
Coral Springs Improvement District

APPROVED AS TO FORM:

Seth Behn, Esq. District Counsel

ATTEST:

City OF CORAL SPRINGS, FLORIDA

Georgia Elliot, City Clerk

Signed: _____

By: _____

Title: _____

APPROVED AS TO FORM:

City Attorney’s Office

EXHIBIT A
LICENSE AREA SKETCH

See following pages

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF PARCEL "G", MAPLE WOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "G", SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF PARCEL "Q" OF SAID MAPLE WOOD PLAT; THENCE NORTH 00°46'20" EAST ALONG THE EAST BOUNDARY LINE OF PARCEL "G" AND THE WEST BOUNDARY LINE OF PARCEL "Q", A DISTANCE OF 188.95 FEET; THENCE NORTH 87°27'18" WEST, A DISTANCE OF 26.09 FEET; THENCE SOUTH 01°07'49" WEST, A DISTANCE OF 189.76 FEET TO THE SOUTH BOUNDARY LINE OF PARCEL "G"; THENCE SOUTH 89°13'40" EAST ALONG THE SOUTH BOUNDARY LINE OF PARCEL "G", A DISTANCE OF 27.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.
CONTAINING 5,050 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "MAPLE WOOD" (PB. 80, PG. 37 BROWARD COUNTY RECORDS).
5. EASEMENTS SHOWN HEREON ARE BASED ON THE PLAT OF "MAPLE WOOD" (PB. 80, PG. 37 BROWARD COUNTY RECORDS). UNLESS NOTED OTHERWISE.
6. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
7. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 08/25/2026 .

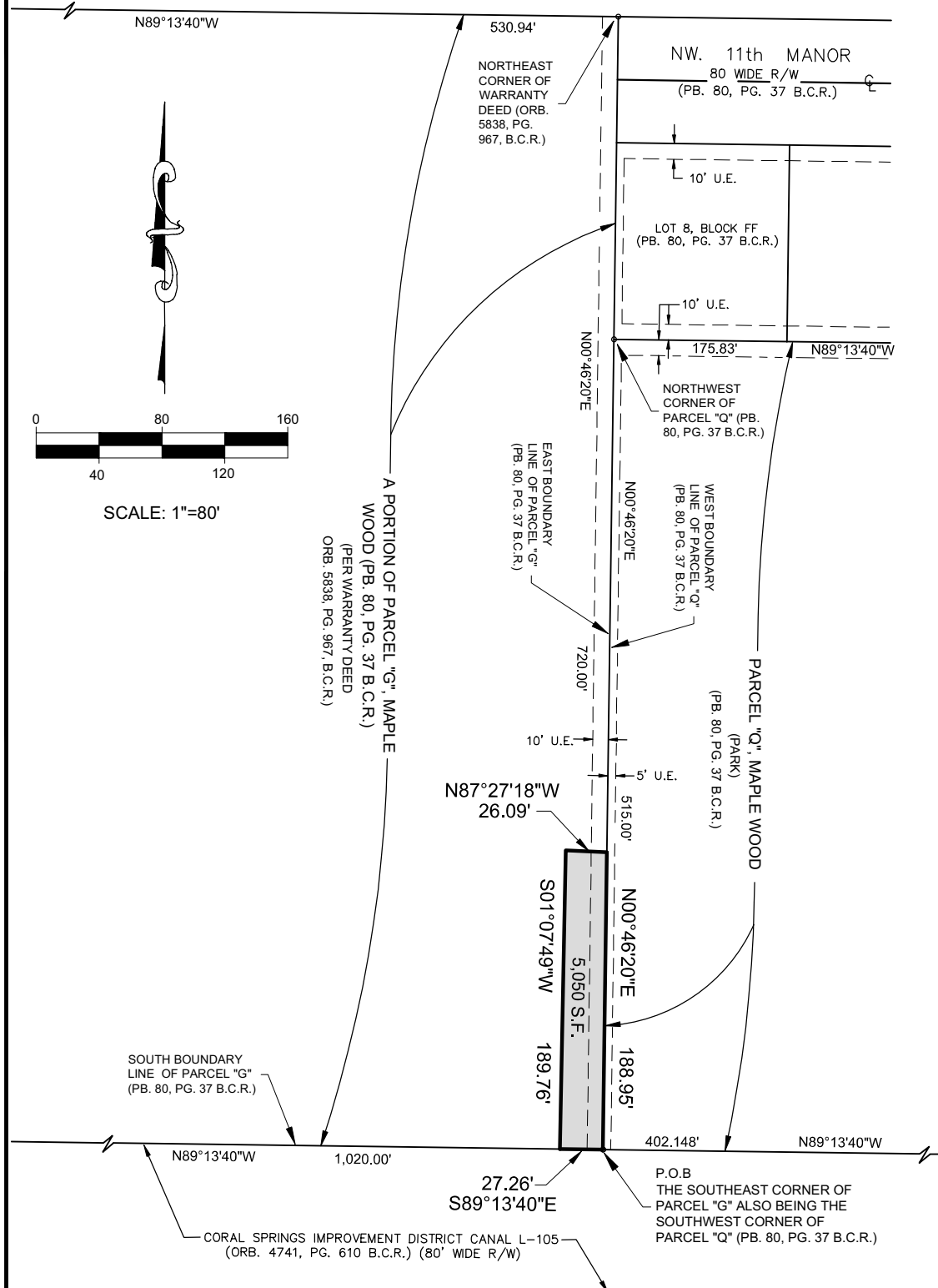
LEGEND:

B.C.R. BROWARD COUNTY
RECORDS
ESMT.EASEMENT
FPLFLORIDA POWER & LIGHT
INSTR.INSTRUMENT
ORB. OFFICIAL RECORD BOOK
P.O.B. POINT OF BEGINNING
PB.PLAT BOOK
PG.PAGE
PAR..... PARCEL
R/W RIGHT-OF-WAY
S.F.SQUARE FEET
U.E.UTILITY EASEMENT

REVISIONS		DATE	BY	CHKD	F.B./PG.

 DJS SURVEYORS, INC. PROFESSIONAL SURVEYORS AND MAPPERS 4171 W. HILLSBORO BLVD., SUITE #2 COCONUT CREEK, FL 33073 PH. 561.883.0470, FAX. 561.883.0480 CERTIFICATE OF AUTHORIZATION NO. LB 7870 www.djsurveyors.com	NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER  DONALD J. SULLIVAN PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6422 DATED: 08/25/2026	JOB No: 23-289 FB/PG: N/A DRAWN BY: AFF CKD. BY: D.S. SCALE: N/A	SHEET No: 1/2
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SKETCH AND DESCRIPTION



REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
4171 W. HILLSBORO BLVD., SUITE #2
COCONUT CREEK, FL 33073
PH. 561.883.0470, FAX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djsurveyors.com

JOB No: 23-289

FB/PG: N/A

DRAWN BY: AFF

CKD. BY: D.S.

SCALE: 1"=80'

SHEET No:

2/2

EIGHTH ORDER OF BUSINESS



McKibben Powersports Inc. agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in contract FSA23-EQU21.1 Equipment with Florida Sheriffs Association. McKibben Powersports Inc. agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further McKibben Powersports Inc. agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT

**Sandra Demarco, Recording Manager
10300 NW 11th Manor, Coral Springs, FL 33071
(O) 954.753.0380, Ext. 658
Email: sandrad@csidfl.org**

McKibben Powersports Inc. Representative

CSID Representative

Title: Government Sales Mngr.

Title: _____

Name: (Print) Daniel Tamme

Name: (Print) _____


Signature

8-14-2026
Date

Signature

Date

McKibben Motorsports of Lake Wales

Purchase Quotation

Date: 9-1-2026

Call Us first, for all of your Powersports needs.

Corporate Office	20769 US Hwy 27 Lake Wales FL, 33853	Mailing Address	20769 US Hwy 27 Lake Wales FL, 33853
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Customer Information

Customer: Coral Springs Improvment District
 Primary Contact: Jovan Selvon
 Phone: 954-796-666
 Email: jovans@csidfl.org
 Address: 10300 NW 11th Manor
 Coral Springs, FL 33071

Dealer Information

Entity Name: McKibben Powersports
 Primary Contact: Daniel Tamme
 Phone: 863-330-8060
 Email: Daniel.Tamme@McKibbenCorp.com
 Address: 20769 US Hwy 27
 Lake Wales FL, 33853

FSA23-EQU21.1

Vehicle(s) of Interest

	Year	Make	Model	Color	Model Code	Unit Price
1	2026	Kawasaki	Mule 4010		KAT620BRFNN	11,500
2						
3						

Quote Breakdown

Line Item	Qty	Item #	Description	Unit Price	Ext. Price
1	1	KAF40-020	Fixed Winshield	542	542
2	1	KAF30-030A	Poly Roof	220	220
3					
4					
5					
6					
7					
8					
9					
10					

Total of Line Items Above	\$12,262.00
Downgrade Discount	
Logistics Surcharge	\$0.00
Sub-Total	\$12,262.00
TAX	
FLORIDA REGISTRATION	
Tax Exempt	\$0.00
Self Register	\$0.00
TOTAL =	\$12,262.00

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes please feel free to contact me at any time, I will be happy to assist you.

Notes/Comments:

Signature _____

NINTH ORDER OF BUSINESS



WWW.FLORIDACOASTEQ.COM

Florida Coast Equipment, LLC agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in contract 112624 with Sourcewell. Florida Coast Equipment, LLC agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Florida Coast Equipment, LLC agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
Sandra Demarco, Recording Manager
10300 NW 11th Manor, Coral Springs, FL 33071
(O) 954.753.0380, Ext. 658 Email: sandrad@csidfl.org**

Florida Coast Equipment, LLC Representative

CSID Representative

Title: VP of People

Title: _____

Name: Tracey Ann Thomas

Name: (Print) _____

 9/1/2026
Signature Date

Signature Date

Empowering Floridians to do More

Quote Provided By
FLORIDA COAST EQUIPMENT, LLC
Casey Gifford
2695 DAVIE RD
DAVIE, FL 33314
email: cgifford@floridacoasteq.com
phone: 9549161020

-- Standard Features --

-- Custom Options --



RTV-X LONG BED

Orange Models

*** EQUIPMENT IN STANDARD MACHINE ***

FEATURES

Digital Multi-function Display
Speedometer
Front Independent Adjustable
Suspension
Rear Independent Adjustable
Suspension
Brakes -- Front/Rear Wet
Discs
Rear Brake Lights / Front
Headlights
2" Hitch Receiver, Front and
Rear
Deluxe 60/40 split bench front
seats with driver's side seat
adjustment
Under front seat Storage
Compartments
Lockable Glove Box
Front Guard (radiator guard and
bumper)
Low/High LED Headlights
Factory Spray-on Bedliner

BASIC UNITS

RTV-X Long Bed Orange / Camo
Models
Variable Hydro Transmission (VHT-
X)

ENGINE

Model: Kubota D1105
3 Cyl, 68.8 cu in
+23.3 Gross Eng HP
60 Amp Alternator

TRANSMISSION

VHT-X
Variable Hydro Transmission (VHT-X)
Forward Speeds: Low 0-15 mph,
High 0-25 mph
Reverse: 0-17 mph
Limited-slip Front Differential
Rear Differential Lock

HYDRAULICS

Hydrostatic Power Steering w/
manual tilt-feature
Hydraulic Cargo Dump
Hydraulic Oil Cooler

FLUID CAPACITY

Fuel Tank: 7.9 gal
Cooling: 8.6 qts
Engine Oil: 4.3 qts
Transmission Oil: 1.8 gal
Brake Fluid: 0.4 qts

DIMENSIONS

Width: 63 in
Height: 80 in
Length: 153 in
Wheelbase: 98.2 in
Tow Capacity: 1300 lbs
Ground Clearance F/R: 11.3 in / 9.4
in
Suspension Travel: 8.0 in
Turning Radius: 17.1 ft

CARGO BOX

Width: 54.5 in
Length: 72.3 in
Depth: 11.6 in
Load Capacity: 1212 lbs
Vol. Capacity: 26.1 cu ft

SAFETY EQUIPMENT

SAE J2194 & OSHA 1928 ROPS
Horn
Dash-mounted Parking Brake
Spark Arrester Muffler
Retractable 2-point Seat Belts
Rear Protection Screen

RTVX2L-SKLH-1 Base Price: \$24,399.00

Selected Kubota Attachments

(1) CANOPY - PLASTIC (BLACK) \$625.56
77700-VC5011-CANOPY - PLASTIC (BLACK)

Total Kubota Attachments: \$625.56

Total Attachments: \$625.56

Configured Price: \$25,024.56

Sourcewell Discounts:

Kubota Items: (\$5,505.40)

Total Discount: (\$5,505.40)

SUBTOTAL: \$19,519.16

Kubota Item Fees:

Dealer Assembly: \$110.00

Freight Cost: \$881.25

PDI: \$400.00

Additional Dealer Preparaton \$700.00

Versa-Fold Folding Windshield \$595.00

Total Unit Price: \$22,205.41

Quantity Ordered: 1

Final Sales Price: \$22,205.41

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

TENTH ORDER OF BUSINESS



Kelly Tractor Co.
Serving the Industry Since 1933
ktrcat@kellytractor.com

Kelly Tractor Co agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in contract FSA23-EQU21.1 Equipment with Florida Sheriffs Association. Kelly Tractor Co agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Kelly Tractor Co agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
Sandra Demarco, Recording Manager
10300 NW 11th Manor, Coral Springs, FL 33071
(O) 954.753.0380, Ext. 658
Email: sandrad@csidfl.org**

Kelly Tractor Co Representative

CSID Representative

Title: Governmental Sales

Title: _____

Name: (Print) Greg Bennett

Name: (Print) _____



Signature Date September 1, 2026

Signature Date

Miami
8255 NW 58 St
Miami, FL 33166
(305) 592-5360
FAX (305) 477-2024

Davie
2801 Reese Rd
Davie, FL 33314
(954) 581-8181
FAX (954) 581-6464

West Palm Beach
5480 Okeechobee Blvd
West Palm Beach, FL 33417
(561) 683-1231
FAX (561) 683-4591

Clewiston
801 E Sugarland Hwy
Clewiston, FL 33440
(863) 983-8177
FAX (863) 902-1000

Naples
3636 Prospect Ave
Naples FL 34104
(239) 403-3636
FAX (239) 403-7510

Ft Myers
9851 Kelly Tractor Dr
Ft Myers, FL 33905
(239) 693-9233
FAX (239) 693-8876

Coral Springs Improvement District
Attn: Jovan Selvon



28-Jul-26

rev0728-4WD



REF: Florida Sheriff's Association Contract quote
Term: October 1, 2025 – September 30, 2026
Contract: FSA23-EQU21.1, Equipment
Group: LIFT: Rough Terrain Forklift
Item: 142, Master Craft MC-08

One new Master Craft MC-08, 4WD Rough Terrain Lift Truck 8,000lbs capacity equipped with:

Base Unit per Contract

Base Machine Unit	\$117,875	A
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Upgrade Model Option

Model Upgrade to Base Master Craft MC-08 ForkLift, 8000 lb cap.	-\$17,243	B
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Non-Specified Options

MC-JD-08-4WD	8,000 lb. Cap. Tier 4 Final Compliant Rough Terrain Forklift	BASE
--------------	--	------

Included: 74 Gross HP

ITL 4WD Power Shuttle Transmission

PD70 Drive Axle

Engine Air Filter

Load Backrest

Rear View Mirror

Mast Impact Blocks

38 Degrees FWD & 9 Degrees RWD Tilt

2 Front Work Lights, 1 Rear work Light

Mast Side Shifter

Back-up Alarm

Deluxe Fully Suspension Seat

19.5L x 24 12Ply Industrial Lug Drive Tires

12-16.5 10Ply Aggressive Lug Steer Tires

12MO/ 2000HR Standard Master Craft Waranty

8SNF2R-21'	Mast 21', 3-Stage See-Thru Roller Mast (124-252-0)	\$18,317
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Option-11	Carriage 60" Wide Hook Type Carriage (ITA Class II-IV)	N/C
-----------	--	-----

010-613	Forks, 2" x 5" x 60" Class III Hook Type	\$1,830
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Non Specified Options List Price Total	\$20,147
--	----------

Cost Plus 15% Per Contract Specification	<u>\$3,023</u>
--	----------------

Non-Specified Options Contract Total	\$23,170	C
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MACHINE TOTAL:	\$123,802	A+B+C
-----------------------	------------------	--------------

Less Additional Dealer Discount	-\$2,887
---------------------------------	-----------------

QUOTE GRAND TOTAL:	\$120,915
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FOB: Coral Springs Improvement District

Availablitiy: Approximately 3-5 months

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

Greg Bennett

Governmental Sales

(305) 592-5360 Office (786) 579-2651 Direct

(786) 229-7037 Cell

greg_bennett@kellytractor.com

www.kellytractor.com/Governmental

ELEVENTH ORDER OF BUSINESS



SUBJECT: CORAL SPRINGS IMPROVEMENT DISTRICT (FL) PARTICIPTION AGREEMENT IN OMNIA COOPERATIVE CONTRACT 260006-03 FOR MRO SUPPLIES AND SERVICES

Reference: Maricopa County AZ contract 260006-03 for Maintenance Repair Operating Supplies, Industrial Supplies, and Related Products/Service under the OMNIA Cooperative Purchasing Contract (the "Agreement")

Home Depot U.S.A., Inc. agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in contract# 260006-03 for maintenance, repair, operating supplies, industrial supplies, and related products and services with Omnia Partners. Home Depot U.S.A., Inc. agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Home Depot U.S.A., Inc. agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

Home Depot U.S.A., Inc. Representative

CSID Representative

Title: Sr. Director - National Accounts

Title: _____

Name: (Print) Gregg D. Argall

Name: (Print) _____

Gregg D. Argall
Gregg D. Argall (Aug 14, 2026 12:03:21 EDT)
 Signature Date

 Signature Date

08/14/2026

TWELFTH ORDER OF BUSINESS



August 4, 2026

**Joe Stephens
Utilities Director
Coral Springs Improvement District
10300 NW 11th Manor
Coral Springs, FL 33071
joes@csidfl.org**

Subject: Well 7 Rehabilitation (Typical Chlorination or Acid Treatment)

Florida Design Drilling LLC (FDD) is pleased to offer this estimate to furnish all labor, equipment, and materials to perform well rehabilitation services identified below. The price below is derived from The Village of Wellington Piggyback Bid (ITB) #202523.

Project Overview and Objective

- Conduct the initial investigation of Well 7 to determine a baseline condition and produce a rehabilitation procedure
- Perform approved rehabilitation services after initial investigation.

In-Scope Activities (Sequential Steps)

1. Preparation and Equipment Handling

- Removal of the wellhead, pump, motor, or other components:
 - Remove components carefully.
 - Store all removed items on-site and protect from weather/elements.
 - Conduct downhole video to inspect the entirety of the well
 - Prior to reinstallation: Pressure wash and disinfect the pump, motor, and any removed well components using an appropriate chlorine solution.

2. Water Source Setup and Solution Mixing (FDD does not pay for water)

- Connect suitable fittings and hoses to an approved water source.
- Conduct static and dynamic tests on the well during the downhole video.

3. Reports and Suggestions

- Overview video and results from the initial inspection and provide a report with suggested rehabilitation procedures.

4. Brushing and swabbing or screen and riser

5. Airlift Development

- Airlifting will allow FDD to evacuate any sediment or biologicals from the well's sump

7733 Hooper Road, West Palm Beach, FL 33411

www.FLDrilling.com

Phone: 561-844-2966

Florida Water Well Contractor #11148



6. Prepare for a high-volume chlorination or Acidization

- Introduce the chlorinated solution via a tremie pipe. (4 totes of Chlorine - 1,100 Gallons)
 - Place tremie pipe to the full well depth of 75 feet.
 - Pump solution while raising and lowering the tremie pipe to achieve uniform distribution throughout the well.
- Prepare for Acidization
 - Set up for acidization
 - • Install 3 totes (275 gallons each) of 32% HCL

7. Contact / Soak Period

- After full 40,000 gallons injected (or determined amount):
 - Completely seal the well.
 - Allow solution to remain shut-in for at least 12 hours (or longer if required).

8. Well Development

- Jetting with simultaneous airlifting to agitate the gravel pack
- Pump Development
- Tagging and replenishing of gravel pack (if needed)

9. Purging, Neutralization, and Disposal

- After minimum 12-hour contact time:
 - Pump well to remove disinfecting agent (chlorinated water).
 - Pump well to remove disinfecting agent (Acidized water).
- Select disposal point to minimize damage to aquatic life, vegetation, or environment.
- Contain purged water as needed during discharge.
- Neutralize chlorine or Acid residual in purged water (using approved agent, e.g., sodium thiosulfate or equivalent) prior to final discharge.

10. Post-Disinfection Verification Video and 4-Hour Step Rate Test

11. Post-Disinfection Verification Sampling

- After chlorine fully purged (residual undetectable):
 - Wait 12 hours from completion of disinfection procedure.
 - Reinstall pump and motor
 - Disinfect well for bacteriological clearance.
 - Collect 2 consecutive bacteriological samples (Total Coliform and E. Coli) at an approved location. **The collection will be done by the owner.**

Lump Sum Grand Total = \$107,250.00

SOV on following page

7733 Hooper Road, West Palm Beach, FL 33411

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Phone: 561-844-2966

Florida Water Well Contractor #11148



Description	Qty	Unit	Price	Extended
Major Mobilization/Demobilization	1	EA	\$7,000.00	\$7,000.00
Remove Pump/Motor and Discharge Apparatus	1	EA	\$3,000.00	\$3,000.00
Formation Water Disposal System (Line item is site specif. Well 7 needs very little aboveground discharge piping)	.25	EA	\$7,000.00	\$1,750.00
Video Logging (static and dynamic) Pre-Rehabilitation	1	EA	\$1,500.00	\$1,500.00
Brushing and Swabbing of Well Screen/Riser/Casing	1	EA	\$2,500.00	\$2,500.00
Airlift Development	4	HR	\$300.00	\$1,200.00
High Volume Chlorination	2	EA	\$8,000.00	\$16,000.00
Well Acidization Setup	1	EA	\$20,000.00	\$20,000.00
Well Acidization Treatment with 32% HCL	825	GAL	\$8.00	\$6,600.00
Jetting with Simultaneous Airlift Development	60	HR	\$300.00	\$18,000.00
Pump Development	80	HR	\$300.00	\$24,000.00
Video Logging (static and dynamic) Post-Rehabilitation	1	EA	\$1,500.00	\$1,500.00
Step-Rate Testing	4	HR	\$300.00	\$1,200.00
Install Pump/Motor and Discharge Apparatus	1	EA	\$1,500.00	\$1,500.00
Well Disinfection	1	EA	\$1,500.00	\$1,500.00
Total				\$107,250.00

If you have any questions, please feel free to contact me at any time.

Sincerely,

Miguel Lequerica

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

7733 Hooper Road, West Palm Beach, FL 33411
www.FLDrilling.com
 Phone: 561-844-2966
 Florida Water Well Contractor #11148

THIRTEENTH ORDER OF BUSINESS



August 25, 2026

Jovan Selvon

Coral Springs Improvement District
10300 N.W. 11th Manor
Coral Springs, FL33071

RE: Authorized Cat Dealer

Pantropic Power Products Inc. with its primary offices at 8205 NW 58th St. Miami, FL 33166 ("Dealer"), is the only authorized independent dealer in South Florida and of various models of Cat® branded machines, equipment, engines, oils and spare parts ("Cat® products"). As an authorized Cat dealer, Dealer provides prompt, competent services for Cat® products in the following counties in the state of Florida: Indian River, Okeechobee, Glades, Charlotte, Lee, Hendry, Collier, Monroe, Dade, Broward, Palm Beach, Martin, and St. Lucie (the "Service Territory"). Dealer is the only Cat dealer with approved business locations in the Service Territory. Cat Technicians are able to diagnose and repair Caterpillar engines and equipment, using Caterpillar Electronic Technician (CAT ET) and Cat Service Information System (Cat SIS). Cat ET is a diagnostic software required to communicate, diagnose and service electronically controlled Caterpillar engines and machines

In the event Dealer ceases to be an authorized Cat dealer, support for Equipment will be available from either a newly appointed dealer or another Cat dealer in Caterpillar's dealer network.

If you have any questions concerning Caterpillar or Cat dealers, or require additional information, please contact me at the number below.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Kania".

Adam Kania
Aftermarket Solutions Representative
Caterpillar, Inc.
Phone: (309) 453-0794

Pantropic Power Inc. agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in contract no. OPN2131207Q1 with the Broward County Board of County Commissioners. Pantropic Power Inc. agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Pantropic Power Inc. agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
Sandra Demarco, Recording Manager
10300 NW 11th Manor, Coral Springs, FL 33071
(O) 954.753.0380, Ext. 658
Email: sandrad@csidfl.org**

Pantropic Power Inc. Representative

CSID Representative

Title: Vice President

Title: _____

Name: (Print) Sergio Chacon

Name: (Print) _____



Signature

9/4/26

Date

Signature

Date

Pantropic Power, Inc.
ONE SOURCE – ONE CALL – ONE SOLUTION™

www.pantropic.com

PREVENTIVE MAINTENANCE SERVICE AGREEMENT

CUSTOMER WEEKLY RESPONSIBILITIES

Exercising of the generator set for at least 30 minutes, under load if possible. Follow maintenance check suggested in the Caterpillar operation and maintenance manual.

PM SERVICE LEVEL RECOMMENDATIONS FOR STANDBY GEN-SET

PM 1 SHOULD BE PERFORMED A MINIMUM OF EVERY (3) MONTHS*

This is a 50-point inspection, including oil sample. Inspection and Preventative Maintenance Check-List attached.

PM 2 SHOULD BE PERFORMED A MINIMUM OF EVERY (12) MONTHS

Change of oil, fuel filters, and oil filters, as well as a 50 Point Inspection.

PM 3 SHOULD BE PERFORMED EVERY (12) MONTHS

Clean and check regulator, exciter and stator wiring. Check of generator windings with Megohmmeter. As well as a 50 Point Inspection.

PM 4 SHOULD BE PERFORMED EVERY (12) MONTHS

Load bank test....Load engine at 100% of rated load, for minimum of 4 hours. Record the reading of all gauges: oil pressure, fuel pressure, oil level, RPM, generated voltage, service meter, and engine jacket water temp. As well as a 50 Point Inspection.

PM 5 SHOULD BE PERFORMED A MINIMUM OF EVERY (36) MONTHS

Drain, clean and flush cooling system. Refill with coolant and conditioner. Replace all belts and hoses.

**PANTROPIC
POWER**



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****Please note that only one oil sample will be taken a year.***

Miami
8205 NW 58 Street
Miami, FL 33166
305.592.4944 tel
305.477.1943 fax

Fort Lauderdale
2501 State Road 84
Ft. Lauderdale, FL 33312
954.797.7972 tel
954.791.7719 fax

West Palm Beach
5460 Okeechobee Boulevard
West Palm Beach, FL 33417
561.640.0818 tel
561.640.7894 fax

Stuart
151 NW Flagler Avenue
Stuart, FL 34994
772.692.3442 tel
772.692.9757 fax

Fort Myers
2471 Rockfill Road
Fort Myers, FL 33916
239.337.4222 tel
239.337.4211 fax

PREVENTIVE MAINTENANCE SERVICE PROGRAM AGREEMENT
CSR INFORMATION

CSR/ISR Name (First, Last):	Ed Riveron	Customer Service Representative
CSR/ISR Direct No.:	954-214-1277	Date: 5/6/2025
CSR/ISR E-mail:	eddie_riveron@pantropic.com	SP Code: 303

Pantropic Power agrees to provide this Service Agreement at the cost outlined for:

12

(Please Input PM Month(s))

TYPE OF SERVICE	DESCRIPTION	YEARLY INTERVAL (QTY)	TENTATIVE SCHEDULE ('MM/YYYY)	UNIT PRICE	TOTAL PRICE
PM Level 1	PM1 Inspection w/fluid samples (includes 1 Oil/Coolant a year, plus 2 PM1 Inspections)	3		\$675	\$ 2,025.00
PM Level 2	Inspect/Full Service	1		\$2,450	\$ 2,450.00
PM FST	Fuel Sample Test				\$ -
PM Level 3	Megohmeter Test				
PM Level 4	Load Bank Test 2hrs ☐ 4hrs ☐				\$ -
Add'l PM	Special Customer's Needs				\$ -
*Please enter Add'l PM Description here:		Pm-3- \$750,Pm-4-\$3875			
Special Instructions:					
Subtotal/Grand Total:					\$ 4,475.00
TAX: *Florida State Tax is 6% plus the discretionary tax depending on the county. Please input here depending on the County, 6% • 6.5%• 7%• 7.5%.			County Tax:		
Tax Amount:					\$ -
Grand Total with Tax:					\$ 4,475.00

Note: prices vary if services are done after hours and/or during holidays

CUSTOMER INFORMATION

Company Name:	Coral Springs Improvement District	Account No.:	
Address:	10300 N.W. 11th Manor	Zip Code:	33071
City/State:	Coral Springs, FL	County:	Broward
Contact:	Jovan Selvon	Direct No.:	954-914-3598
E-Mail:	Jovan Selvon <jovans@csidfl.org>	Title:	
Terms:	30	Tax Exempt (Y/N):	Y
Service Address:	Same		
City/State:		Zip Code:	

CUSTOMER EQUIPMENT INFORMATION

Package Serial Number:			
Engine Serial Number:		1EZ02926	
Generator Serial Number:			
Model:	3412	Make:	CAT
KW Reading:	750	SMU:	
Equipment Location:		Customer Ref no.:	

Your last inspection will be included in the full service

The undersigned acknowledges he/she has authorized this PREVENTIVE MAINTENANCE SERVICE Agreement on the above equipment, and affirms that he/she has received a copy of the terms and conditions of this agreement; understands the liabilities, limitations, terms and conditions and further affirms that he/she has the ability to sign this document for the owner of the equipment identified above in this Agreement

PREVENTIVE MAINTENANCE SERVICE AGREEMENT TERMS AND CONDITIONS

Customers that have not established an open account must pay the full amount of the Agreement before any services are rendered by Pantropic Power. The customer agrees to permit Pantropic Power to perform the P.M. Service at the service address from 7:30 A.M. to 4:00 P.M. Monday through Friday.

The customer agrees to provide one employee qualified to start-up and run the unit when necessary. It is specifically agreed to that Pantropic Power employees are not allowed to start-up and run customer's unit(s) due to insurance regulations.

The customer agrees to make the Agreement unit immediately available for servicing upon arrival of Pantropic Power, also to permit reasonable accessibility, and close by parking at no cost to Pantropic Power.

The customer also agrees to pay all cost(s) incurred by Pantropic Power for not providing reasonable accessibility and adequate parking close to the unit being serviced.

The customer specifically releases Pantropic Power from any liability or consequential damages, losses or expenses, directly or indirectly in connection with any workmanship or materials furnished by someone other than Pantropic Power, or failure of the unit to start due to accident, disaster water damage, wind, lightning, vandalism, burglary, neglect, misuse, customer maintenance, abuse control(s), or repair(s) made to the unit by someone other than Pantropic Power.

This Agreement shall be deemed breached and canceled if the customer has someone other than Pantropic Power service the unit unless the customer receives prior written consent by Pantropic Power for that service to be performed. Upon cancellation, as stated in this paragraph, the customer agrees to allow Pantropic Power to cancel this Agreement as of the date of the unauthorized service and further agrees that all money paid by the customer for the Agreement is deemed "non-refundable" so that Pantropic Power will be entitled to retain all funds paid.

Subject to the terms and conditions set forth herein this Agreement shall become effective once the customer receives written notification of acceptance from Pantropic Power, and will continue for PREVENTATIVE MAINTENANCE SERVICE PROGRAM, unless canceled by either party after 30 days written notification is given. If this Agreement is canceled due to paragraph 5 of these terms and conditions, the language contained in paragraph 5 will apply; otherwise, Pantropic Power will reimburse the customer the balance of any money paid by the customer for service still not rendered minus a 25% administrative handling charge (25% of the P.M. Service Agreement price).

Customer shall notify Pantropic of any contact person, telephone number, and billing address changes. All invoices will include Florida State sales tax unless exempt in Florida.

The customer agrees to pay reasonable attorney's fees and all other costs and expenses which may be incurred by Pantropic Power in the enforcement of this Agreement.

The customer agrees to excuse, and not charge Pantropic Power for delays in performing the Agreement due to acts of nature, fire, labor controversies, delays in the procurement of parts or supplies, or any other causes beyond Pantropic's control.

The customer agrees to pay for all repairs not included in the Agreement at the selling rates and prices established by Pantropic, including all charges for labor performed.

Warranty: PANTROPIC warrants the work performed to be free from defects in material and workmanship for a period of ninety days. PANTROPIC's obligation under this warranty shall be limited to the repair or replacement at PANTROPIC's premises of those new parts previously installed or labor previously performed demonstrated to be defective. SUCH REMEDY SHALL CONSTITUTE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND CUSTOMER HEREBY AGREES THAT NO OTHER REMEDY (INCLUDING, BUT NOT LIMITED TO CLAIMS FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, OR ANY CAUSE, LOSS, ACTION, CLAIM OR DAMAGE, INCLUDING LOSS OF TIME, WHATSOEVER, OR INJURY TO PERSON OR PROPERTY OR ANY OTHER CONSEQUENTIAL DAMAGE OR INCIDENTAL OR ECONOMIC LOSS) SHALL BE AVAILABLE TO CUSTOMER. THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SUBSTANDARD REPAIR WORK MAY BE PROVIDED UPON REQUEST OF CUSTOMER AND ACCORDING TO CUSTOMER'S INSTRUCTIONS BUT SUCH WORK WILL CARRY ABSOLUTELY NO WARRANTY WHATSOEVER. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT NO VERBAL CONTRACTS AGREEMENTS OR WARRANTIES OTHER THAN WHAT IS SET FORTH HEREIN HAVE BEEN RECEIVED OR GIVEN.

If any of the provisions hereof are unenforceable in whole or in part under the laws of the State of Florida. Where the same is sought to be enforced, or as applied to any persons or circumstances, the remainder of this Agreement and the application of such provision or part thereof to other persons or circumstances shall not be affected hereby.

No waiver of any provision of this Agreement shall be valid unless in writing and signed by the person against whom it is sought to be enforced. The failure of any party at any time to insist upon strict performance of any condition, promise, Agreement or understanding set forth in the Agreement shall not be construed as a waiver of relinquishment of the right to insist upon strict performance of the same condition, promise, agreement, or understanding in a future times.

This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

The Circuit Court of the 11th Judicial Circuit and for Miami-Dade County, Florida shall have exclusive jurisdiction to enforce and/or to construe this Agreement. The prevailing party shall be awarded all reasonable attorneys' fees and/or costs if such an action is necessary.

Cancellation of this service agreement contract should be sent to Pantropic Power Inc. in writing. The letter should be addressed to the Product Support Manager.

CUSTOMER APPROVAL

Note: signature is MANDATORY, except if PO is provided

Date Signed: (m/d/yyyy)		Agreement Start Date: (m/d/yyyy)	
Amount of Agreement:		Agreement End Date: (m/d/yyyy)	
Owner or Owner's Agent Print name:			
Owner or Owner's Agent Signature:			
Title:			

PANTROPIC POWER AFTER HOURS CONTACT INFORMATION

General Number after 5:00PM:	(305) 592-4944 or 1-800-237-2945	Parts:	(786) 586-6250 or (954) 445-4798
EPG - Emergency Power Generation:	(786) 310-4923	Rental:	(786) 402-5097

PREVENTIVE MAINTENANCE SERVICE PROGRAM AGREEMENT
CSR INFORMATION

CSR/ISR Name (First, Last):	Ed Riveron	Customer Service Representative
CSR/ISR Direct No.:	954-214-1277	Date: 5/6/2025
CSR/ISR E-mail:	eddie_riveron@pantropic.com	SP Code: 303

Pantropic Power agrees to provide this Service Agreement at the cost outlined for:

12

(Please Input PM Month(s))

TYPE OF SERVICE	DESCRIPTION	YEARLY INTERVAL (QTY)	TENTATIVE SCHEDULE ('MM/YYYY)	UNIT PRICE	TOTAL PRICE
PM Level 1	PM1 Inspection w/fluid samples (includes 1 Oil/Coolant a year, plus 2 PM1 Inspections)	3		\$675	\$ 2,025.00
PM Level 2	Inspect/Full Service	1		\$2,650	\$ 2,650.00
PM FST	Fuel Sample Test				\$ -
PM Level 3	Megohmometer Test				
PM Level 4	Load Bank Test 2hrs ☐ 4hrs ☐				\$ -
Add'l PM	Special Customer's Needs				\$ -
*Please enter Add'l PM Description here:		Pm-3- \$750,Pm-4-\$4975			
Special Instructions:					
Subtotal/Grand Total:					\$ 4,675.00
TAX: *Florida State Tax is 6% plus the discretionary tax depending on the county. Please input here depending on the County, 6% * 6.5%* 7%* 7.5%.				County Tax:	
Tax Amount:					\$ -
Grand Total with Tax:					\$ 4,675.00

Note: prices vary if services are done after hours and/or during holidays

CUSTOMER INFORMATION

Company Name:	Coral Springs Improvement District	Account No.:	
Address:	10300 N.W. 11th Manor	Zip Code:	33071
City/State:	Coral Springs, FL	County:	Broward
Contact:	Jovan Selvon	Direct No.:	954-914-3598
E-Mail:	Jovan Selvon <jovans@csidfl.org>	Title:	
Terms:	30	Tax Exempt (Y/N):	Y
Service Address:	Same		
City/State:		Zip Code:	

CUSTOMER EQUIPMENT INFORMATION

Package Serial Number:			
Engine Serial Number:		SBG00801	
Generator Serial Number:		G5Y00375	
Model:	3512	Make:	CAT
KW Reading:	1500	SMU:	
Equipment Location:		Customer Ref no.:	

Your last inspection will be included in the full service

The undersigned acknowledges he/she has authorized this PREVENTIVE MAINTENANCE SERVICE Agreement on the above equipment, and affirms that he/she has received a copy of the terms and conditions of this agreement; understands the liabilities, limitations, terms and conditions and further affirms that he/she has the ability to sign this document for the owner of the equipment identified above in this Agreement

PREVENTIVE MAINTENANCE SERVICE AGREEMENT TERMS AND CONDITIONS

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The customer also agrees to pay all cost(s) incurred by Pantropic Power for not providing reasonable accessibility and adequate parking close to the unit being serviced.

The customer specifically releases Pantropic Power from any liability or consequential damages, losses or expenses, directly or indirectly in connection with any workmanship or materials furnished by someone other than Pantropic Power, or failure of the unit to start due to accident, disaster water damage, wind, lightning, vandalism, burglary, neglect, misuse, customer maintenance, abuse control(s), or repair(s) made to the unit by someone other than Pantropic Power.

This Agreement shall be deemed breached and canceled if the customer has someone other than Pantropic Power service the unit unless the customer receives prior written consent by Pantropic Power for that service to be performed. Upon cancellation, as stated in this paragraph, the customer agrees to allow Pantropic Power to cancel this Agreement as of the date of the unauthorized service and further agrees that all money paid by the customer for the Agreement is deemed "non-refundable" so that Pantropic Power will be entitled to retain all funds paid.

Subject to the terms and conditions set forth herein this Agreement shall become effective once the customer receives written notification of acceptance from Pantropic Power, and will continue for PREVENTATIVE MAINTENANCE SERVICE PROGRAM, unless canceled by either party after 30 days written notification is given. If this Agreement is canceled due to paragraph 5 of these terms and conditions, the language contained in paragraph 5 will apply; otherwise, Pantropic Power will reimburse the customer the balance of any money paid by the customer for service still not rendered minus a 25% administrative handling charge (25% of the P.M. Service Agreement price).

Customer shall notify Pantropic of any contact person, telephone number, and billing address changes. All invoices will include Florida State sales tax unless exempt in Florida.

The customer agrees to pay reasonable attorney's fees and all other costs and expenses which may be incurred by Pantropic Power in the enforcement of this Agreement.

The customer agrees to excuse, and not charge Pantropic Power for delays in performing the Agreement due to acts of nature, fire, labor controversies, delays in the procurement of parts or supplies, or any other causes beyond Pantropic's control.

The customer agrees to pay for all repairs not included in the Agreement at the selling rates and prices established by Pantropic, including all charges for labor performed.

Warranty: PANTROPIC warrants the work performed to be free from defects in material and workmanship for a period of ninety days. PANTROPIC's obligation under this warranty shall be limited to the repair or replacement at PANTROPIC's premises of those new parts previously installed or labor previously performed demonstrated to be defective. SUCH REMEDY SHALL CONSTITUTE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND CUSTOMER HEREBY AGREES THAT NO OTHER REMEDY (INCLUDING, BUT NOT LIMITED TO CLAIMS FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, OR ANY CAUSE, LOSS, ACTION, CLAIM OR DAMAGE, INCLUDING LOSS OF TIME, WHATSOEVER, OR INJURY TO PERSON OR PROPERTY OR ANY OTHER CONSEQUENTIAL DAMAGE OR INCIDENTAL OR ECONOMIC LOSS) SHALL BE AVAILABLE TO CUSTOMER. THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SUBSTANDARD REPAIR WORK MAY BE PROVIDED UPON REQUEST OF CUSTOMER AND ACCORDING TO CUSTOMER'S INSTRUCTIONS BUT SUCH WORK WILL CARRY ABSOLUTELY NO WARRANTY WHATSOEVER. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT NO VERBAL CONTRACTS AGREEMENTS OR WARRANTIES OTHER THAN WHAT IS SET FORTH HEREIN HAVE BEEN RECEIVED OR GIVEN.

If any of the provisions hereof are unenforceable in whole or in part under the laws of the State of Florida. Where the same is sought to be enforced, or as applied to any persons or circumstances, the remainder of this Agreement and the application of such provision or part thereof to other persons or circumstances shall not be affected hereby.

No waiver of any provision of this Agreement shall be valid unless in writing and signed by the person against whom it is sought to be enforced. The failure of any party at any time to insist upon strict performance of any condition, promise, Agreement or understanding set forth in the Agreement shall not be construed as a waiver of relinquishment of the right to insist upon strict performance of the same condition, promise, agreement, or understanding in a future times.

This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

The Circuit Court of the 11th Judicial Circuit and for Miami-Dade County, Florida shall have exclusive jurisdiction to enforce and/or to construe this Agreement. The prevailing party shall be awarded all reasonable attorneys' fees and/or costs if such an action is necessary.

Cancellation of this service agreement contract should be sent to Pantropic Power Inc. in writing. The letter should be addressed to the Product Support Manager.

CUSTOMER APPROVAL ***Note: signature is MANDATORY, except if PO is provided***

Date Signed: (m/d/yyyy)		Agreement Start Date: (m/d/yyyy)	
Amount of Agreement:		Agreement End Date: (m/d/yyyy)	
Owner or Owner's Agent Print name:			
Owner or Owner's Agent Signature:			
Title:			

PANTROPIC POWER AFTER HOURS CONTACT INFORMATION			
General Number after 5:00PM:	(305) 592-4944 or 1-800-237-2945	Parts:	(786) 586-6250 or (954) 445-4798
EPG - Emergency Power Generation:	(786) 310-4923	Rental:	(786) 402-5097

PREVENTIVE MAINTENANCE SERVICE PROGRAM AGREEMENT
CSR INFORMATION

CSR/ISR Name (First, Last):	Ed Riveron	Customer Service Representative
CSR/ISR Direct No.:	954-214-1277	Date: 5/6/2025
CSR/ISR E-mail:	eddie_riveron@pantropic.com	SP Code: 303

Pantropic Power agrees to provide this Service Agreement at the cost outlined for:

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(Please Input PM Month(s))

TYPE OF SERVICE	DESCRIPTION	YEARLY INTERVAL (QTY)	TENTATIVE SCHEDULE ('MM/YYYY)	UNIT PRICE	TOTAL PRICE
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PM FST	Fuel Sample Test				\$ -
PM Level 3	Megohmometer Test				
PM Level 4	Load Bank Test 2hrs ☐ 4hrs ☐				\$ -
Add'l PM	Special Customer's Needs				\$ -
*Please enter Add'l PM Description here:					
Special Instructions:					
Subtotal/Grand Total:					\$ 3,825.00
TAX: *Florida State Tax is 6% plus the discretionary tax depending on the county. Please input here depending on the County, 6% * 6.5%* 7%* 7.5%.			County Tax:		
Tax Amount:					\$ -
Grand Total with Tax:					\$ 3,825.00

Note: prices vary if services are done after hours and/or during holidays

CUSTOMER INFORMATION

Company Name:	Coral Springs Improvement District	Account No.:	
Address:	10300 N.W. 11th Manor	Zip Code:	33071
City/State:	Coral Springs, FL	County:	Broward
Contact:	Jovan Selvon	Direct No.:	954-914-3598
E-Mail:	Jovan Selvon <jovans@csidfl.org>	Title:	
Terms:	30	Tax Exempt (Y/N):	Y
Service Address:	Same		
City/State:		Zip Code:	

CUSTOMER EQUIPMENT INFORMATION

Package Serial Number:			
Engine Serial Number:		88107907	
Generator Serial Number:			
Model:	C-7.1	Make:	CAT
KW Reading:	Industrial	SMU:	
Equipment Location:		Customer Ref no.:	

Your last inspection will be included in the full service

The undersigned acknowledges he/she has authorized this PREVENTIVE MAINTENANCE SERVICE Agreement on the above equipment, and affirms that he/she has received a copy of the terms and conditions of this agreement; understands the liabilities, limitations, terms and conditions and further affirms that he/she has the ability to sign this document for the owner of the equipment identified above in this Agreement

PREVENTIVE MAINTENANCE SERVICE AGREEMENT TERMS AND CONDITIONS

Customers that have not established an open account must pay the full amount of the Agreement before any services are rendered by Pantropic Power. The customer agrees to permit Pantropic Power to perform the P.M. Service at the service address from 7:30 A.M. to 4:00 P.M. Monday through Friday.

The customer agrees to provide one employee qualified to start-up and run the unit when necessary. It is specifically agreed to that Pantropic Power employees are not allowed to start-up and run customer's unit(s) due to insurance regulations.

The customer agrees to make the Agreement unit immediately available for servicing upon arrival of Pantropic Power, also to permit reasonable accessibility, and close by parking at no cost to Pantropic Power.

The customer also agrees to pay all cost(s) incurred by Pantropic Power for not providing reasonable accessibility and adequate parking close to the unit being serviced.

The customer specifically releases Pantropic Power from any liability or consequential damages, losses or expenses, directly or indirectly in connection with any workmanship or materials furnished by someone other than Pantropic Power, or failure of the unit to start due to accident, disaster water damage, wind, lightning, vandalism, burglary, neglect, misuse, customer maintenance, abuse control(s), or repair(s) made to the unit by someone other than Pantropic Power.

This Agreement shall be deemed breached and canceled if the customer has someone other than Pantropic Power service the unit unless the customer receives prior written consent by Pantropic Power for that service to be performed. Upon cancellation, as stated in this paragraph, the customer agrees to allow Pantropic Power to cancel this Agreement as of the date of the unauthorized service and further agrees that all money paid by the customer for the Agreement is deemed "non-refundable" so that Pantropic Power will be entitled to retain all funds paid.

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Customer shall notify Pantropic of any contact person, telephone number, and billing address changes. All invoices will include Florida State sales tax unless exempt in Florida.

The customer agrees to pay reasonable attorney's fees and all other costs and expenses which may be incurred by Pantropic Power in the enforcement of this Agreement.

The customer agrees to excuse, and not charge Pantropic Power for delays in performing the Agreement due to acts of nature, fire, labor controversies, delays in the procurement of parts or supplies, or any other causes beyond Pantropic's control.

The customer agrees to pay for all repairs not included in the Agreement at the selling rates and prices established by Pantropic, including all charges for labor performed.

Warranty: PANTROPIC warrants the work performed to be free from defects in material and workmanship for a period of ninety days. PANTROPIC's obligation under this warranty shall be limited to the repair or replacement at PANTROPIC's premises of those new parts previously installed or labor previously performed demonstrated to be defective. SUCH REMEDY SHALL CONSTITUTE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND CUSTOMER HEREBY AGREES THAT NO OTHER REMEDY (INCLUDING, BUT NOT LIMITED TO CLAIMS FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, OR ANY CAUSE, LOSS, ACTION, CLAIM OR DAMAGE, INCLUDING LOSS OF TIME, WHATSOEVER, OR INJURY TO PERSON OR PROPERTY OR ANY OTHER CONSEQUENTIAL DAMAGE OR INCIDENTAL OR ECONOMIC LOSS) SHALL BE AVAILABLE TO CUSTOMER. THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SUBSTANDARD REPAIR WORK MAY BE PROVIDED UPON REQUEST OF CUSTOMER AND ACCORDING TO CUSTOMER'S INSTRUCTIONS BUT SUCH WORK WILL CARRY ABSOLUTELY NO WARRANTY WHATSOEVER. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT NO VERBAL CONTRACTS AGREEMENTS OR WARRANTIES OTHER THAN WHAT IS SET FORTH HEREIN HAVE BEEN RECEIVED OR GIVEN.

If any of the provisions hereof are unenforceable in whole or in part under the laws of the State of Florida. Where the same is sought to be enforced, or as applied to any persons or circumstances, the remainder of this Agreement and the application of such provision or part thereof to other persons or circumstances shall not be affected hereby.

No waiver of any provision of this Agreement shall be valid unless in writing and signed by the person against whom it is sought to be enforced. The failure of any party at any time to insist upon strict performance of any condition, promise, Agreement or understanding set forth in the Agreement shall not be construed as a waiver of relinquishment of the right to insist upon strict performance of the same condition, promise, agreement, or understanding in a future times.

This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

The Circuit Court of the 11th Judicial Circuit and for Miami-Dade County, Florida shall have exclusive jurisdiction to enforce and/or to construe this Agreement. The prevailing party shall be awarded all reasonable attorneys' fees and/or costs if such an action is necessary.

Cancellation of this service agreement contract should be sent to Pantropic Power Inc. in writing. The letter should be addressed to the Product Support Manager.

CUSTOMER APPROVAL

Note: signature is MANDATORY, except if PO is provided

Date Signed: (m/d/yyyy)		Agreement Start Date: (m/d/yyyy)	
Amount of Agreement:		Agreement End Date: (m/d/yyyy)	
Owner or Owner's Agent Print name:			
Owner or Owner's Agent Signature:			
Title:			

PANTROPIC POWER AFTER HOURS CONTACT INFORMATION

General Number after 5:00PM:	(305) 592-4944 or 1-800-237-2945	Parts:	(786) 586-6250 or (954) 445-4798
EPG - Emergency Power Generation:	(786) 310-4923	Rental:	(786) 402-5097

PREVENTIVE MAINTENANCE SERVICE PROGRAM AGREEMENT
CSR INFORMATION

CSR/ISR Name (First, Last):	Ed Riveron	Customer Service Representative
CSR/ISR Direct No.:	954-214-1277	Date: 5/6/2025
CSR/ISR E-mail:	eddie_riveron@pantropic.com	SP Code: 303

Pantropic Power agrees to provide this Service Agreement at the cost outlined for:

12

(Please Input PM Month(s))

TYPE OF SERVICE	DESCRIPTION	YEARLY INTERVAL (QTY)	TENTATIVE SCHEDULE ('MM/YYYY)	UNIT PRICE	TOTAL PRICE
PM Level 1	PM1 Inspection w/fluid samples (includes 1 Oil/Coolant a year, plus 2 PM1 Inspections)	3		\$675	\$ 2,025.00
PM Level 2	Inspect/Full Service	1		\$2,250	\$ 2,250.00
PM FST	Fuel Sample Test				\$ -
PM Level 3	Megohmeter Test				
PM Level 4	Load Bank Test 2hrs ☐ 4hrs ☐				\$ -
Add'l PM	Special Customer's Needs				\$ -
*Please enter Add'l PM Description here:		Pm-3- \$750,Pm-4-\$3875			
Special Instructions:					
Subtotal/Grand Total:					\$ 4,275.00
TAX: *Florida State Tax is 6% plus the discretionary tax depending on the county. Please input here depending on the County, 6% • 6.5%• 7%• 7.5%.			County Tax:		
Tax Amount:					\$ -
Grand Total with Tax:					\$ 4,275.00

Note: prices vary if services are done after hours and/or during holidays

CUSTOMER INFORMATION

Company Name:	Coral Springs Improvement District	Account No.:	
Address:	10300 N.W. 11th Manor	Zip Code:	33071
City/State:	Coral Springs, FL	County:	Broward
Contact:	Jovan Selvon	Direct No.:	954-914-3598
E-Mail:	Jovan Selvon <jovans@csidfl.org>	Title:	
Terms:	30	Tax Exempt (Y/N):	Y
Service Address:	Same		
City/State:		Zip Code:	

CUSTOMER EQUIPMENT INFORMATION

Package Serial Number:			
Engine Serial Number:		CM801192	
Generator Serial Number:		G6B27583	
Model:	C-18	Make:	CAT
KW Reading:	600	SMU:	
Equipment Location:		Customer Ref no.:	

Your last inspection will be included in the full service

The undersigned acknowledges he/she has authorized this PREVENTIVE MAINTENANCE SERVICE Agreement on the above equipment, and affirms that he/she has received a copy of the terms and conditions of this agreement; understands the liabilities, limitations, terms and conditions and further affirms that he/she has the ability to sign this document for the owner of the equipment identified above in this Agreement

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CUSTOMER APPROVAL

Note: signature is MANDATORY, except if PO is provided

Date Signed: (m/d/yyyy)		Agreement Start Date: (m/d/yyyy)	
Amount of Agreement:		Agreement End Date: (m/d/yyyy)	
Owner or Owner's Agent Print name:			
Owner or Owner's Agent Signature:			
Title:			

PANTROPIC POWER AFTER HOURS CONTACT INFORMATION

General Number after 5:00PM:	(305) 592-4944 or 1-800-237-2945	Parts:	(786) 586-6250 or (954) 445-4798
EPG - Emergency Power Generation:	(786) 310-4923	Rental:	(786) 402-5097

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CSR INFORMATION

CSR/ISR Name (First, Last):	Ed Riveron	Customer Service Representative
CSR/ISR Direct No.:	954-214-1277	Date: 5/6/2025
CSR/ISR E-mail:	eddie_riveron@pantropic.com	SP Code: 303

Pantropic Power agrees to provide this Service Agreement at the cost outlined for:

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(Please Input PM Month(s))

TYPE OF SERVICE	DESCRIPTION	YEARLY INTERVAL (QTY)	TENTATIVE SCHEDULE ('MM/YYYY)	UNIT PRICE	TOTAL PRICE
PM Level 1	PM1 Inspection w/fluid samples (includes 1 Oil/Coolant a year, plus 2 PM1 Inspections)	3		\$675	\$ 2,025.00
PM Level 2	Inspect/Full Service	1		\$2,450	\$ 2,450.00
PM FST	Fuel Sample Test				\$ -
PM Level 3	Megohmeter Test				
PM Level 4	Load Bank Test 2hrs ☐ 4hrs ☐				\$ -
Add'l PM	Special Customer's Needs				\$ -
*Please enter Add'l PM Description here:		Pm-3- \$750,Pm-4-\$4475			
Special Instructions:					
Subtotal/Grand Total:					\$ 4,475.00
TAX: *Florida State Tax is 6% plus the discretionary tax depending on the county. Please input here depending on the County, 6% • 6.5%• 7%• 7.5%.			County Tax:		
Tax Amount:					\$ -
Grand Total with Tax:					\$ 4,475.00

Note: prices vary if services are done after hours and/or during holidays

CUSTOMER INFORMATION

Company Name:	Coral Springs Improvement District	Account No.:	
Address:	10300 N.W. 11th Manor	Zip Code:	33071
City/State:	Coral Springs, FL	County:	Broward
Contact:	Jovan Selvon	Direct No.:	954-914-3598
E-Mail:	Jovan Selvon <jovans@csidfl.org>	Title:	
Terms:	30	Tax Exempt (Y/N):	Y
Service Address:	Same		
City/State:		Zip Code:	

CUSTOMER EQUIPMENT INFORMATION

Package Serial Number:			
Engine Serial Number:		SYC01448	
Generator Serial Number:		G5300097	
Model:	C-32	Make:	CAT
KW Reading:	1000	SMU:	
Equipment Location:		Customer Ref no.:	

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If any of the provisions hereof are unenforceable in whole or in part under the laws of the State of Florida. Where the same is sought to be enforced, or as applied to any persons or circumstances, the remainder of this Agreement and the application of such provision or part thereof to other persons or circumstances shall not be affected hereby.

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Cancellation of this service agreement contract should be sent to Pantropic Power Inc. in writing. The letter should be addressed to the Product Support Manager.

CUSTOMER APPROVAL ***Note: signature is MANDATORY, except if PO is provided***

Date Signed: (m/d/yyyy)		Agreement Start Date: (m/d/yyyy)	
Amount of Agreement:		Agreement End Date: (m/d/yyyy)	
Owner or Owner's Agent Print name:			
Owner or Owner's Agent Signature:			
Title:			

PANTROPIC POWER AFTER-HOURS CONTACT INFORMATION			
General Number after 5:00PM:	(305) 592-4944 or 1-800-237-2945	Parts:	(786) 586-6250 or (954) 445-4798
EPG - Emergency Power Generation:	(786) 310-4923	Rental:	(786) 402-5097

FOURTEENTH ORDER OF BUSINESS

Condo Electric Motor Repair, Corp. agrees to provide Coral Springs Improvement District with all services, terms, and conditions listed in contract no. 027-26 with the City of Plantation. Condo Electric Motor Repair, Corp. agrees that they will also comply with the requirements below in the administration of this contract with the Coral Springs Improvement District. Further Condo Electric Motor Repair, Corp. agrees that it is their obligation to obtain affidavits from any subcontractors to ensure that the subs are in compliance with E-Verify.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
Sandra Demarco, Recording Manager
10300 NW 11th Manor, Coral Springs, FL 33071
(O) 954.753.0380, Ext. 658
Email: sandrad@csidfl.org**

Condo Electric Motor Repair, Corp. Representative

CSID Representative

Title: general manager

Title: _____

Name: (Print) Mohamed Hallaj

Name: (Print) _____

Mohamed Hallaj 09/04/2026
Signature Date

Signature Date

FIFTEENTH ORDER OF BUSINESS



Purchase Agreement

This Purchase Agreement (Agreement) is entered into this 14 day of September, 2026 [YEAR] between CORAL SPRINGS IMPROVEMENT DISTRICT (OWNER), having its principal office at 10300 NW 11th Manor Coral Springs, FL 33071 and HARRINGTON INDUSTRIAL PLASTICS LLC (CONTRACTOR), a company licensed to conduct business in the State of Florida, having its principal place of business at 5251 POWERLINE ROAD FORT LAUDERDALE FL 33309.

The OWNER intends to engage the CONTRACTOR to provide Cartridge Filters for Potable Water ("Finished Goods") and related services.

In consideration of the mutual promises herein, CONTRACTOR and the OWNER agree that the terms and conditions of this Agreement are as follows:

1. BASIC SERVICES

- 1.1. **Scope.** CONTRACTOR shall supply and deliver the Finished Goods as described Schedule C pursuant to specific Purchase Orders issued by OWNER in accordance with the terms and conditions of this Agreement. Each such Purchase Order shall reference this Agreement and incorporate its terms by reference. No minimum purchase obligation is implied unless expressly stated in a Purchase Order. CONTRACTOR's obligations under this Agreement are solely for the benefit of the OWNER and no other party is intended to benefit or have rights hereunder. Contractor shall supply and deliver Finished Goods to Owner
- 1.2. **Standard of Care.** CONTRACTOR shall supply and deliver the Finished Goods under this Agreement in a manner consistent with the highest standard of care, diligence, and skill exercised by nationally recognized suppliers in the same industry under similar circumstances.
- 1.3. **Instruments of Service.** RESERVED
- 1.4. **End-Users Software License.** RESERVED
- 1.5. **Applicable Codes.** RESERVED
- 1.6. **Subcontractors.** Any subcontractors and outside associates of CONTRACTOR to be engaged by CONTRACTOR under this Agreement are limited to those identified in executed Purchase Orders or as the OWNER specifically approves during the performance of a Purchase Order.

2. THE OWNER's RESPONSIBILITIES

Unless stated otherwise in Section 7 or in individual Purchase Orders, the OWNER shall do the following in a timely manner:

- 2.1. **The OWNER's Representative.** The OWNER will designate a representative having authority to give instructions, receive information, define the OWNER's policies, and make decisions with respect to individual Purchase Orders.



2.2. **Project Criteria.** RESERVED

- 2.3. **Data.** Provide all available information, including previous reports and any other data in the possession of the OWNER relevant to a Purchase Order.
- 2.4. **Access.** Arrange for CONTRACTOR to enter upon public property as mandated by the OWNER.
- 2.5. **Review.** Respond to CONTRACTOR's request for decisions or determinations.
- 2.6. **Meetings.** Hold or arrange meetings required to assist in the service required by a Purchase Order.
- 2.7. **Project Developments.** Give prompt written notice to CONTRACTOR whenever the OWNER observes or otherwise becomes aware of any development that affects the scope or timing of CONTRACTOR's services.

3. **PERIODS OF SERVICE**

- 3.1. **Time of Performance.** Contractor shall deliver the Finished Goods in accordance with the delivery schedule specified in the Purchase Order. Time is of the essence with respect to Contractor's performance under this Agreement. If no delivery date is specified, Contractor shall deliver the Finished Goods promptly and in any event within a commercially reasonable time. If Contractor anticipates any delay in performance, Seller shall immediately notify OWNER in writing of the cause and expected duration of the delay. Such notice shall not relieve Contractor of its obligations under this Agreement. OWNER reserves the right to cancel all or any part of the Purchase Order without liability if delivery is not made within the specified time or, if no time is specified, within a reasonable time.
- 3.2. **Start of Performance.** RESERVED.
- 3.3. **Force Majeure.** If a force, event, or circumstance beyond CONTRACTOR's or the OWNER'S control interrupts or delays CONTRACTOR's performance, the time of performance shall be equitably adjusted.
- 3.4. **Term.** This Agreement shall be in effect for three (3) years from the effective date with two (2), one (1) year extensions automatically renewed unless rescinded by either party.

4. **COMPENSATION**

- 4.1. On an as-needed basis, the OWNER will issue Purchase Orders to the CONTRACTOR describing the Finished Goods required under this Agreement, containing a mutually agreed upon "Not to Exceed" cost based on the Contractor Bid submitted by Contractor in response to ITB 2026-03 Cartridge Filters for Potable Water, attached as Schedule B.
- 4.2. **CONTRACTOR Payment.** The OWNER shall pay CONTRACTOR the amount stated in invoices issued for and in accordance with each Purchase Order for actual completed deliveries during the period covered by the invoice, subject to the funding limits established in each Purchase order.
- 4.3. **Price Adjustments.** Contracted pricing shall remain firm for 6-months after the fully executed effective date. The unit prices under this Agreement may be subject to adjustment based on changes in the Producer Price Index group data for Nonreusable media for filters and strainers, except fluid power, not seasonally adjusted Series ID 333999-12, published



by the United States Bureau of Labor Statistics. Price adjustments, upward or downward, may be requested no more than once every six (6) months and shall be based on the most recently published 6-month percent change in the Index at the time of the request. Contractor must submit a written request for a price adjustment at least thirty (30) days prior to the effective date of the proposed adjustment.

- 4.4. Any increase in pricing pursuant to this section shall not exceed **3%** of the original contract price over any 12-month period, and in no event shall the total cumulative adjustment over the life of the Agreement exceed **10%** of the original contract price.
- 4.5. Contractor's request for a price adjustment must include documentation of the applicable index values and the calculation of the proposed adjustment. The Owner reserves the right to reject any proposed adjustment that is not adequately supported or exceeds the stated limitations.
- 4.6. If the Producer Price Index group data for Nonreusable media for filters and strainers, except fluid power, not seasonally adjusted Series ID 333999-12, reflects a decrease over any applicable 6-month period, the Owner shall have the right to request a corresponding downward adjustment to the unit prices, subject to the same calculation method and notice requirements as an increase.

5. GENERAL CONSIDERATIONS

- 5.1. **Changes.** By written and/or electronic notice at any time, the Owner may, at any time prior to shipment, make changes within the general scope of a Purchase Order by issuing a written change order. Such changes may include, without limitation, modifications to the quantity, specifications, delivery method, packaging, or delivery schedule of the finished goods. If any such change causes an increase or decrease in the cost of or time required for performance, Contractor shall promptly notify Owner in writing and provide sufficient documentation to support any proposed price or schedule adjustment. Such changes can only be required by the OWNER's authorized representative.
- 5.2. **Access to Records.** The following access to records requirements apply to CONTRACTOR, which includes its successors, transferees, assignees, and subcontractors: (a) CONTRACTOR agrees to provide the OWNER, the State of Florida, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions; (b) CONTRACTOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed for service being completed under this Agreement.
- 5.3. **Confidentiality and Proprietary Information.** CONTRACTOR will hold secret and confidential all information designated by the OWNER as confidential under Florida Public Records law (Confidential Information). CONTRACTOR will not reveal Confidential Information to a third party unless: (a) such disclosure of information deemed Confidential is permitted by law (b) the OWNER consents in writing; (c) applicable law, regulation, court order or an agency of competent jurisdiction requires its disclosure;. All drawings, specifications, technical information, and other information furnished to the OWNER by CONTRACTOR or developed by CONTRACTOR in connection with the service are, and will remain, the property of the OWNER.



- 5.4. **Disputes.** If a dispute or complaint (collectively referred to as a “Dispute”) arises concerning this Agreement, the OWNER and CONTRACTOR will negotiate a resolution of the Dispute. Should negotiation be unsuccessful, mediation of the Dispute by a third party shall follow. Any time which elapses in attempting to resolve the Dispute through either or both negotiation or mediation shall extend day-for-day any applicable statute(s) of repose or limitation of actions.
- 5.4.1. **Negotiation.** Following written notice of a Dispute, a minimum of one face-to-face meeting (or less if the Dispute is resolved) shall be held.
- 5.4.2. **Mediation.** If negotiation is unsuccessful, a mutually acceptable third party [Facilitator] having expertise in the subject of the Dispute shall be engaged to mediate the Dispute. The fee and expenses of the Facilitator shall be shared equally by the parties to the Dispute. The parties may present evidence and arguments to the Facilitator. Unless the Facilitator and the parties agree otherwise, a minimum of one face-to-face meeting shall be held within the sixty-day period beginning on the date of the Facilitator's engagement. Following the meeting or earlier if appropriate, the Facilitator shall report to the parties whether he believes the Dispute is resolvable through mediation. At that point the parties shall elect (a) to continue mediation, (b) replace the Facilitator and continue mediation, or (c) end mediation. If the mediation is ended, the parties may litigate the Dispute.
- 5.5. **Remedies.** Nothing in this Agreement otherwise prevents the OWNER from utilizing any available remedies, administrative, contractual, or legal, where CONTRACTOR has been found to have violated or breached the terms of this Agreement, subject to the Limitation of Liability provision below.
- 5.6. **Insurance.** CONTRACTOR will maintain **insurance** against the following risks during the term of the Agreement: (a) workers compensation in statutory amounts and employer's liability for CONTRACTOR's employees' project-related injuries or disease; (b) general liability and automobile liability each in the amount of \$1,000,000 for personal injury or property damage to third parties which arises from CONTRACTOR's performance under this Agreement; and (c) workers compensation in the amount of \$1,000,000 for legal obligations arising out of CONTRACTOR's failure to meet the Standard of Care.
- 5.6.1. Comprehensive Auto Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the performance of service under this Agreement, with a combined single limit of liability for bodily injury and property damage no less than:
- 5.6.1.1. Any Auto (Symbol 1) Combined Single Limit (Each Accident) - \$1,000,000
 - 5.6.1.2. Hired Autos (Symbol 8) Combined Single Limit (Each Accident) - \$1,000,000
 - 5.6.1.3. Non-Owned Autos (Symbol 9) Combined Single Limit (Each Accident) - \$1,000,000
- 5.6.2. Umbrella/Excess Liability Insurance in the amount of \$1,000,000, as determined appropriate by the DISTRICT depending on the type of job and exposures contemplated. Coverage must follow the form of General Liability, Auto Liability and Employer's Liability. This coverage shall be maintained for a period of no less than the later of three (3) years after the delivery of goods/services or final payment pursuant to the Agreement. The Coral



Springs Improvement District must be shown as an additional insured with respect to this coverage. The DISTRICT'S additional insured status shall extend to any coverage beyond the minimum limits of liability found herein. The Coral Springs Improvement District shall be named as an Additional Insured on each of the General Liability policies required herein.

- 5.6.3. Pollution Liability Insurance covering Primary and Excess, with a Total Limit of:
 - 5.6.3.1. Each Occurrence Limit - \$5,000,000
 - 5.6.3.2. Products & Completed Operations Aggregate Limit - \$10,000,000
- 5.6.4. CONTRACTOR shall name the DISTRICT, as an additional insured on each of the General Liability policies required herein and shall hold the DISTRICT, its elected and appointed officers, agents, employees, and instrumentalities harmless on account of claims for damages to persons, property or premises arising out of the services provided hereunder.
- 5.6.5. Any insurance required of the CONTRACTOR pursuant to this Agreement must also be required of any subcontractor in the same limits and with all requirements as provided herein, including naming the DISTRICT as an additional insured, in any service that is subcontracted unless such subcontractor is covered by the protection afforded by the CONTRACTOR and provided proof of such coverage is provided to DISTRICT. The CONTRACTOR and any subcontractors shall maintain such policies during the term of this Agreement
- 5.6.6. The DISTRICT reserves the right to require any other additional types of insurance coverage and/or higher limits of liability it deems necessary based on the nature of service being performed under this Agreement.
- 5.6.7. The insurance requirements specified in this Agreement are minimum requirements and in no way reduce any liability the CONTRACTOR has assumed in the indemnification/hold harmless section(s) of this Agreement.

5.7. Indemnification

- 5.7.1. To the fullest extent permitted by laws and regulations, Contractor shall indemnify, defend, save and hold harmless the OWNER, its officers, agents and employees, from or on account of all claims, damages, losses, liabilities and expenses, arising out of the operations of the Contractor or his Subcontractors, agents, officers, employees or independent contractors pursuant to the contract caused by or arising out of (a) any negligent act, or willful omission or default of the Contractor and/or his subcontractors, agents, servants, or employees in the provision of the goods and/or services under the contract to include any bodily injuries, sickness, disease, death or destruction of real or tangible property; (b) the use of any improper materials in any goods or services provided pursuant to the contract; (c) a defective condition in any goods provided pursuant to the contract; (d) the violation of any federal, state, county, or municipal laws, ordinances or regulations by Contractor, his subcontractors, agents, servants, independent contractors or employees in the provision of the goods or services under the contract; or (e) the breach by Contractor of any term of the Contract including the breach of any warranty or guarantee.
- 5.7.2. Contractor agrees to indemnify, defend, save and hold harmless the OWNER, its officers, agents and employees, from all claims, damages, losses, liabilities and expenses arising out of any alleged infringement of copyrights, patent rights and/or the unauthorized or unlicensed use of any material, property or other work in connection with the performance of the Contract.



- 5.7.3. Contractor shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with the foregoing indemnifications including, but not limited to, reasonable attorney's fees (including appellate attorney's fees) and costs.
- 5.7.4. OWNER reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of Contractor under the indemnification agreement. Nothing contained herein is intended nor shall it be construed to waive OWNER's rights and immunities under the common law or Florida Statute 768.28 as amended from time to time.
- 5.8. **Limitation of Liability.** Notwithstanding any other provision of this Agreement and to the fullest extent permitted by law the parties agree that neither the OWNER nor CONTRACTOR shall be liable to each other for any special, indirect or consequential damages, whether caused or alleged to be caused by negligence, strict liability, breach of contract or warranty under this Agreement.
- 5.9. **Assignment Rights.** CONTRACTOR may offer adoption of this agreement in whole to other local governing agencies with the express written approval of the OWNER. The CONTRACTOR makes no guarantee of assignment, and the OWNER maintains the right to refuse to allow this Agreement to be offered to other local governing agencies.
- 5.10. **Interpretation.** This Agreement shall be interpreted in accordance with the laws of the State of Florida.
- 5.11. **Successors.** This Agreement is binding on the successors and assignees of the OWNER and CONTRACTOR. The Agreement may not be assigned in whole or in part to any third parties without the written consent of the OWNER.
- 5.12. **Independent Contractor.** CONTRACTOR represents that it is an independent contractor and is not an employee of the OWNER.
- 5.13. **Notices.** Written notices may be delivered in person or by certified mail, or by facsimile, or by courier or by email. All notices shall be effective upon the date of receipt by the party.
- 5.14. **Entire Agreement.** This Agreement encompasses all procurement and contract documents to include the ITB and addenda, CONTRACTOR Proposal, Contract, Schedules, Attachments, and Purchase Orders executed pursuant to this Agreement. Any prior or contemporaneous agreements, promises, negotiations or representations not expressly stated herein are of no force and effect. Any modifications to this Agreement shall be in writing and signed by the OWNER and CONTRACTOR. In the event of inconsistency between the contract documents, unless otherwise provided herein, the terms of the following documents will govern in the following order of precedence:
- 5.14.1. Terms and conditions as contained in this Agreement.
- 5.14.2. Terms and conditions contained in ITB# 2026-03 Cartridge Filters for Potable Water, and any addenda thereto.



- 5.14.3. Contractor's response to ITB# 2026-03 and any subsequent information submitted by Contractor during the procurement process
- 5.14.4. Purchase orders issued under this agreement.

5.15. **Waivers and Severability.** A waiver or breach of any term, condition, or covenant by a party shall not constitute a waiver or breach of any other term, condition or covenant. If any court of competent jurisdiction declares a provision of this Agreement invalid, illegal, or otherwise unenforceable, the remaining provisions of the Agreement shall remain in full force and effect.

5.16. **Termination.** Upon thirty (30) calendar day's written notice delivered by certified mail, return receipt requested, to the CONTRACTOR, the DISTRICT may without cause and without prejudice to any other right or remedy; terminate the agreement for the DISTRICT'S convenience whenever the DISTRICT determines that such termination is in the best interest of the DISTRICT. Where the agreement is terminated for the convenience of the DISTRICT the notice of termination to the Contractor must state that the contract is being terminated for the convenience of the DISTRICT under the termination clause and the extent of termination. Upon receipt of the notice of termination for convenience, the Contractor shall promptly discontinue all service at the time and extent indicated on the notice of termination, terminate all outstanding sub-contractors and purchase orders to the extent that they relate to the terminated portion of the Contract and refrain from placing further orders and subcontracts except as they may be necessary, and complete any continued portions of the service.

5.17. **Effective Date.** This Agreement is effective on the date it has been executed by both Parties.

6. SPECIAL PROVISIONS, EXHIBITS, and SCHEDULES.

6.1 Limitations of CONTRACTOR's Responsibilities. **RESERVED**

6.2 **Schedules.** The following **Schedules** are attached to and made a part of this Agreement:

6.2.1 **Schedule A:** *Invitation to Bid*

6.2.2 **Schedule B:** *Contractor Proposal*

6.2.3 **Schedule C:** *Scope of Work; Specifications of Finished Goods*

7. MISCELLANEOUS

7.1. **E-Verify:** CONTRACTOR certifies that it is aware of and complies with the requirements of Section 448.095, Florida Statutes, as may be amended from time to time and briefly described herein below.

7.1.1. **Definitions for this Section:**

7.1.1.1. **"Contractor"** means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or



services to such employer in exchange for salary, wages, or other remuneration. “Contractor” includes, but is not limited to, a vendor or consultant.

7.1.1.2. **“Subcontractor”** means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

7.1.1.3. **“E-Verify system”** means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

7.1.2. **Registration Requirement; Termination:** Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors shall register with and use the E-Verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

7.1.2.1. All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and

7.1.2.2. All persons (including sub vendors/ subconsultants/subcontractors) assigned by Contractor to perform work pursuant to the Contract with the Coral Springs Improvement District. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security’s E-Verify System during the term of the Contract is a condition of the contract with the Coral Springs Improvement District; and

7.1.2.3. The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., “Employment Eligibility,” as amended from time to time. This includes but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. The contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the Contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of Contract and may not be considered as such. If this



Contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

- 7.2. **Scrutinized Companies:** By execution of this Agreement, CONTRACTOR, its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria. In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services of:
- 7.2.1. Any amount of, at the time bidding on, submitting a proposal for, or entering into or renewing such Contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or
 - 7.2.2. One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such Contract, the company:
 - 7.2.2.1. Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes; or
 - 7.2.2.2. Is engaged in business operations in Syria.



Execution Authority. This Agreement is a valid and authorized undertaking of the OWNER and CONTRACTOR. The representatives of the OWNER and CONTRACTOR who have signed below have been authorized to do so.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year shown on the cover page.

IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT

Sandra Demarco

10300 NW 11th Manor, Coral Springs, FL 33071

(O) 954.796.6658

Email: Sandrad@csidfl.org

CORAL SPRINGS IMPROVEMENT DISTRICT

HARRINGTON INDUSTRIAL PLASTICS LLC.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____



BID PRICE FORM

ITB# 2026-03

CARTRIDGE FILTERS FOR POTABLE WATER

THIS BID PRICE FORM MUST BE PRINTED AND MANUALLY/WET SIGNED AS A PART OF YOUR OFFICIAL RESPONSE TO THE ITB. THIS BID PRICE FORM SUBMITTED IN ANY OTHER FORMAT SHALL NOT BE ACCEPTED. BID SUBMITTALS MAY NOT BE WITHDRAWN AFTER THE BID OPENNING.

Item #	Cartridge Filters	Average Annual Usage	UOM	Bid Price per Unit (\$US)	Extended Bid Price (\$US)
1	Pre-Membrane 1-Micron	610 Units		\$8.99	\$5483.90
2	Pre-Membrane 5-Micron	2745 Units		\$8.99	\$24677.55
Total		3355 Units			\$30161.45

SIXTEENTH ORDER OF BUSINESS

Coral Springs Improvement District

QUOTE ID: 2256BD		Contract Holder		9/4/26	
Prepared for: Coral Springs Improvement District Kingston Maloi kingstonm@csidfl.org 954-753-0380 x608		Duval Ford Bambi Darr (Work) 904-388-2144 (Fax) 904-387-6816 Bambi.Darr@duvalmotor.com 405 Lane Avenue North Jacksonville, FL 32258			
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL					
		We appreciate your interest and the opportunity to quote. Pricing references the FLORIDA SHERIFFS ASSOCIATION LIGHT VEHICLE CONTRACT FSA 25VEL-33. If you have any questions regarding this quote please call! Note, Vehicle will be ordered white exterior unless specified on purchase order. Shipping and Invoicing instructions are required on agency purchase order.			
Labor: \$90/Hr Parts QTY	Code	Equipment	UNIT PRICE	EXTENDED	
	1 27 F3G CENTRAL	Item 23: 2027 Ford F350 4x2 Regular Cab Chassis 60" CA DRW F3G Central Zone	\$ 46,248.00	\$ 46,248.00	
	1 99N.44G	7.3L 2V DEVCT NA PFI V8 Gas/TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Eco, Slippery Roads, Tow/Haul, Trail (4x2), Off-Road (4x4) w/Transmission Power Take-Off Provision. Included in Base spec for F350/450 Chassis Cabs.	\$ -	\$ -	
	1 640A	Equipment Group: XL (Power Windows & Door Locks)	\$ -	\$ -	
	1 145WB	145" WHEELBASE 60" CA	\$ -	\$ -	
	1 18B	Platform Running Boards	\$ 318.00	\$ 318.00	
	1 534	COMPLETE TRAILER TOW PACKAGE – HD Availability: Installed and Certified by Body Modifier • Optional on XL, XLT, Includes trailer plug 6 or 7-way flat • Includes Tow Capacity matched Gen-Y hardware pack: Gen-Y Ball Mount, 2 5/16" Ball, pin and clip • Recommend Locking Differential , Includes (52B) electric Brake controller [Updated Dec '25]	\$ 1,985.00	\$ 1,985.00	
	1 59H	Center High-Mounted Stop Lamp (CHMSL) [UPDATED FOR 2027 MY]	\$ 100.00	\$ 100.00	
	1 76C	Exterior Backup Alarm, may be dealer installed [UPDATED FOR 2027 MY]	\$ 174.00	\$ 174.00	
	1 872	Factory Reverse Camera Kit, Ordered independently where applicable. Includes second stage manufacturer installation [UPDATED FOR 2027 MY]	\$ 711.00	\$ 711.00	
	1 EC 12	Electric Crane: 4000 Capacity- 10,500 Gvwr Venturo Et16Kx- Hardwired Control Includes Cranes Installation On Optional Bodies, Boom Rest, Auxiliary Battery, Circuit Breaker, Crane Annual Inspection Decal	\$ 23,598.00	\$ 23,598.00	
	1 CB 8	9' Knapheide 6108D54 R4 For 4000# Capacity Crane Application. Minimum Gvwr Is 10500#. Body Includes Installation, Dual Outriggers, Body Reinforcement, Spring Buildup And Step Bumper.	\$ 21,165.00	\$ 21,165.00	
	1 SBO 65	Spray Line Box Tops, Cargo Area, and service body tailgate for 9' service bodies	\$ 1,496.00	\$ 1,496.00	
	1 SBO 67	Spray Line Service body bumper tops and sides. Does not include the lower body panel between tailgate and bumper (add \$100)	\$ 272.00	\$ 272.00	
	1 31*	Ship Thru Qualified body modifier. Discounts Available for Chassis Pre-Payment upon arrival at second stage upfitter. Includes second stage MSO, body certification label, and pre-delivery inspection. Second Stage MSO required for Tag.	\$ 625.00	\$ 625.00	
	1 TTO	Tag and Title processing and handling fee. Tags are processed at the local tag office and affixed to vehicle prior to delivery. Cost includes electronic administrative fee, manual processing courier, and Fedex related expense.	\$ 68.00	\$ 68.00	
	1 TAG	New Tag Charge (Florida only) Requires (TTO) Tag/Title option. Specify City, State, or Sheriffs Tag. Includes (TMP). Transfer Tag Charge: (Florida only: \$90) Please send scan of agency registration with tag ID clearly indicated. Requires (TTO) Tag/Title Option, includes (TMP)	\$ 125.00	\$ 125.00	
	1				
	1 Z1	OXFORD WHITE	\$ -	\$ -	
	1 AS	HD Vinyl, 40/20/40 Split Bench w/center armrest, cupholder and storage; manual lumbar (driver's side only)	\$ -	\$ -	
1	Vinyl Floor	Contract Price	\$ -		
1					
TOTAL LABOR HOURS					
Additional Notes		*** PRICING GOOD THROUGH 9/30/26 ***			
UNIT COST			\$ 96,885.00		
TOTAL QUANTITY		1	TOTAL PURCHASE \$ 96,885.00		

SEVENTEENTH ORDER OF BUSINESS

Coral Springs Improvement District

QUOTE ID: 2219JDREV2		Contract Holder		REV: 9/8/2026		
Prepared for: Coral Springs Improvement District Shawn Frankenhauser shawnf@csidfl.org 954-868-6935		Duval Ford Jared Davis (Work) 904-388-2144 (Fax) 904-387-6816 jared.davis@duvalmotor.com 405 Lane Avenue North Jacksonville, FL 32258				
Pine Tree Water Control District		PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL				
		We appreciate your interest and the opportunity to quote. Pricing references the FLORIDA SHERIFFS ASSOCIATION LIGHT VEHICLE CONTRACT FSA 25VEL-33. If you have any questions regarding this quote please call! Note, Vehicle will be ordered white exterior unless specified on purchase order. Shipping and Invoicing instructions are required on agency purchase order.				
Labor: \$90/Hr	Parts QTY	Code	Equipment	UNIT PRICE	EXTENDED	
		1 X1L SOUTH	Item 211 F-150 XL Super Cab 4x4 X1L (includes: Power windows / Locks, Remote Entry, speed control)	\$ 40,136.00	\$ 40,136.00	
		1 NSO: 27MY	Non-scheduled option: 2027 model year price increase	\$ 784.00	\$ 784.00	
		1 YZ	Oxford White exterior	\$ -	\$ -	
		1 AS	Vinyl 40/20/40 Front-Seat, Medium Dark Slate	\$ -	\$ -	
		1 995	5.0L V8 with Auto Start-Stop Technology (2027 MSRP \$2592)	\$ 2,582.00	\$ 2,582.00	
		1 18B	Platform type Black Running Boards. With Hybrid 104a Package, these are na. Must add Chrome (18c) Step bars at \$634.00 [Updated October 2025]	\$ 249.00	\$ 249.00	
		1 534	Complete Trailer Tow Package – Dealer installed hardware package with 2" ball, ball mount, pin and clip. Optional six way trailer plug included when specified.	\$ 1,139.00	\$ 1,139.00	
		1 96W	Bedliner – Tough Bed® spray-in	\$ 622.00	\$ 622.00	
		1 LED PKG 1	F150 PERIMETER LIGHTING: [Updated October 2025] AMBER A: (2) SOUNDOFF: XF Flush mount [EXFS10002-(Y)] Location: Below headlight B: (2) SOUNDOFF: XF Flush mount [EXFS10002-(Y)] Location: Below taillight on body	\$ 765.00	\$ 765.00	
		1 WT 150 EC2	Weather Tech Laser Cut mats FRONT ONLY(446971V)	\$ 132.00	\$ 132.00	
		1 TINTA	Tint All Windows 4 Door Including Windshield Strip	\$ 399.00	\$ 399.00	
		1 TAG	New Tag Charge (Florida only) Requires (TTO) Tag/Title option. Specify City, State, or Sheriffs Tag. Includes (TMP). Transfer Tag Charge: (Florida only: \$90) Please send scan of agency registration with tag ID clearly indicated. Requires (TTO) Tag/Title Option, includes (TMP)	\$ 125.00	\$ 125.00	
		1 TTO	Tag and Title processing and handling fee. Tags are processed at the local tag office and affixed to vehicle prior to delivery. Cost includes electronic administrative fee, manual processing courier, and Fedex related expense.	\$ 68.00	\$ 68.00	
		1 NSO: TRADE	Non-scheduled option: Credit for 1FTFX1EF5HFA67534. Truck will be swapped at time of delivery of new unit. HFA67534 must be in drivable condition back to dealership in order to receive credit as presented on quote. Additional damages and excessive mileage beyond stated mileage than presented on 9/2/2026 will result in a reduction of the trade credit.	\$ (10,500.00)	\$ (10,500.00)	
		TOTAL LABOR HOURS				
		Additional Notes				
		UNIT COST				\$ 36,501.00
		TOTAL QUANTITY		1	TOTAL PURCHASE	\$ 36,501.00

EIGHTEENTH ORDER OF BUSINESS



Coral Springs Improvement District

Strategic Planning & Implementation – Phase 2 Proposal

Edison Strategy Solutions (Edison) is pleased to propose Phase 2 of its strategic planning and implementation support for the Coral Springs Improvement District (CSID). Phase 1 established CSID's strategic direction, including Strategic Focus Areas, initiatives, and a strategic roadmap. Phase 2 is designed to put the management disciplines around the strategy so it can be actively executed, reviewed, and refined over time.

This phase will further define and operationalize the Strategic Focus Areas, develop detailed charters for Near-Term strategic initiatives, design the operating model CSID will use to manage operational and strategic meetings, and support the first strategy / operating review cycle. The objective is to move from a completed roadmap to a repeatable strategy execution process that CSID leadership can sustain.

This proposal describes Edison's proposed scope, approach, deliverables, timeline, fees, and terms for Phase 2.

Phase 2 Context & Objectives

Phase 1 created the foundation for CSID's strategy by defining Strategic Focus Areas, identifying and prioritizing strategic initiatives, and sequencing those initiatives into a practical roadmap. The next challenge is ensuring that strategy becomes part of how CSID manages the organization rather than a one-time planning exercise.

Phase 2 is intended to begin implementation of initiative FA4.1, to establish and implement an organizational operating model, by establishing the ownership, measures, initiative discipline, governance, management cadence, reporting, and review practices needed to support execution. The work is deliberately designed to be practical and lightweight, building on CSID's existing management practices while strengthening the processes needed to monitor progress, surface issues, and support leadership and Board decision-making.

The engagement will be completed through four integrated steps over approximately 14 weeks. Several activities will occur iteratively, with CSID leaders and designated team members completing structured assignments between working sessions and Edison reviewing and refining that work in advance of subsequent sessions.

High-Level Project Timeline

Step	Approximate Timing	Primary Outcome
1. Define & Operationalize Strategic Focus Areas	Weeks 1–4	Confirmed Focus Areas, ownership, and strategic measures

2. Develop Strategic Initiative Charters – Near-Term	Weeks 4–6	Completed Near-Term initiative charters and reusable template
3. Design Operating Model Framework	Weeks 6–8	Future operating model and implementation plan
4. Implement the Operating Model	Weeks 9–14	Initial strategy review cycle, refined process, and Strategy Review Playbook

Step 1 – Define & Operationalize Strategic Focus Areas

The first step will build out the Strategic Focus Areas developed during Phase 1, so each area has a clear definition, an accountable owner, and a small set of meaningful strategic measures. This work will create the foundation for ongoing strategy reviews by establishing what CSID is trying to accomplish within each Focus Area and how leadership will assess progress.

Workstream 1 – Strategic Focus Areas

This workstream will finalize the core structure of each Strategic Focus Area and establish clear ownership. Edison will work with CSID leadership to ensure that each Focus Area is clearly defined and documented before measures are finalized.

Confirm Strategic Focus Area Definitions. Edison will review the Strategic Focus Area definitions developed in Phase 1 with CSID leadership and refine them as needed to ensure that each area has a clear purpose, intended outcome, and boundary. The goal is not to reopen the strategic planning process, but to ensure the Focus Areas are sufficiently clear to support ownership, measurement, and execution.

Assign Strategic Focus Area Owners. CSID will assign an executive owner to each Strategic Focus Area. These owners will serve as the senior champions for their Focus Areas, help monitor performance and initiative progress, and play a central role in the future strategy review process.

Complete Focus Area Templates. Edison will document each Focus Area in a standardized template that captures the confirmed definition, intended outcome, owner, and approved strategic measures. The completed templates will provide a consistent reference point for leadership and future strategy reviews.

Workstream 2 – Strategic Measures

This workstream will establish a focused set of strategic measures that provide leadership with visibility into whether CSID is making progress against the outcomes represented by the Strategic Focus Areas. Edison will use a train-and-coach approach so CSID participants learn how to identify and define useful strategic measures rather than relying on Edison to develop measures in isolation.

Form Measures Team. CSID will identify a small cross-functional Measures Team to participate in the measure-development process. Team members should have sufficient knowledge of CSID operations and data sources to help identify meaningful, feasible measures for each Strategic Focus Area.

Strategic Measures Training. Edison will conduct a focused training session on how to identify and define effective strategic measures. The training will address the difference between strategic outcome

measures and activity metrics, characteristics of useful measures, and the information required to define a measure consistently.

Develop Measures. Following training, the Measures Team will complete structured measure-development assignments and participate in a series of working sessions (no more than three). Edison will review the team's work in advance, provide feedback, help resolve difficult measure-definition questions, and use targeted one-on-one discussions where needed. The objective will be to identify approximately two strategic measures per Focus Area, recognizing that the appropriate number may vary based on the outcome being measured.

Complete Measure Templates. Once measures are selected, Edison and the Measures Team will complete standardized measure templates for each measure. Templates will document the measure definition, owner, data source, calculation methodology, reporting frequency, desired direction of performance, and other information needed to ensure consistent use. Baseline data will be incorporated where readily available, but collection of new historical or baseline data is not required to complete this step.

Confirm and Approve Final Measures. Edison will present the proposed measures and completed definitions to CSID leadership for review. Feedback will be incorporated and the final set of measures will be confirmed before moving into implementation.

Step 1 Deliverables

- Deliverable 1.1 – Completed Strategic Focus Area Templates
- Deliverable 1.2 – Completed Strategic Measure Templates

Step 2 – Develop Strategic Initiative Charters – Near-Term

The second step of this engagement will translate CSID's near-term strategic initiatives into clear, executable charters. The objective is to create enough structure around each active initiative to clarify ownership, expected outcomes, scope, milestones, dependencies, risks, and measures of success without creating unnecessary project-management bureaucracy. Edison will develop charters for the near-term initiatives and establish a reusable template CSID can apply to mid- and long-term initiatives as they move into the active execution horizon.

Workstream 1 – Initiative Ownership & Charter Preparation

Assign Strategic Initiative Owners. CSID will assign a day-to-day owner for each Near-Term strategic initiative. Strategic Focus Area owners will serve as executive champions, while initiative owners will be accountable for coordinating execution, maintaining the charter, and reporting progress through the strategy review process.

Conduct Strategic Initiatives Training. Edison will conduct a practical training session to establish a common understanding of what constitutes a strategic initiative, the purpose of an initiative charter, and the information needed to complete the charter effectively. Edison will walk initiative owners through the standardized template and provide guidance on the level of detail expected.

Initiative Owners Complete Initial Charter Drafts. Following training, initiative owners will prepare initial charter drafts using the standardized template. The exercise is intended to build ownership of the

initiatives while allowing Edison to focus subsequent working sessions on refinement, difficult issues, and areas requiring cross-functional alignment.

Workstream 2 – Initiative Charter Development

Review Initial Charter Drafts / Prepare Feedback. Initiative owners will provide draft charters to Edison at least 48 hours before the first working session. Edison will review the drafts, identify gaps or areas requiring clarification, and prepare targeted feedback so working-session time can be used efficiently.

Initiatives Working Session #1. Edison will facilitate the first working session to review charter drafts, provide feedback, answer questions, and help owners resolve areas where they are stuck. The emphasis will be on clarifying each initiative's objective, intended outcome, scope, ownership, and major execution elements.

Initiatives Working Session #2 – Success Measures & Key Gaps. The second working session will focus more deeply on success measures, dependencies, risks, and remaining gaps. Edison will help owners connect initiative success measures to the Strategic Focus Area outcomes and measures developed in Step 1 where appropriate.

Initiatives Working Session #3 – Finalization. A final working session will address remaining questions and bring the charters to completion. The objective is to leave each near-term initiative with a practical charter that can be used to guide execution and future strategy reviews.

Final Review & Complete Near-Term Initiative Charters. Edison will conduct a final quality and consistency review across the Near-Term charters and incorporate agreed refinements before final delivery.

Step 2 Deliverables

- Deliverable 2.1 – Completed Near-Term Strategic Initiative Charters
- Deliverable 2.2 – Standardized Strategic Initiative Charter Template for Future Initiatives

Step 3 – Design Operating Model Framework

The third step will define the management system CSID will use to oversee strategy execution on an ongoing basis. Rather than creating a separate strategy-management bureaucracy, Edison will design a light-weight, practical operating model that connects ownership, decision-making, management meetings, performance and initiative reviews, escalation, and Executive / Board reporting into an integrated process.

Workstream 1 – Current-State Operating Model Assessment

Edison will begin with a focused assessment of how CSID currently manages cross-functional issues, decisions, meetings, reporting, and accountability. Because much of this is expected to reside in existing practices rather than formal documentation, the assessment will rely primarily on targeted interviews and will be intentionally concise.

Conduct Targeted Interviews. Edison will conduct a limited set of targeted interviews with key CSID leaders and staff to understand current governance and management practices, recurring meetings, decision-making and escalation, reporting flows, and areas of friction or duplication.

Synthesize Current-State Findings. Edison will synthesize the interview findings to identify the most important strengths, gaps, overlaps, and opportunities that should inform the future operating model.

Develop Current-State Summary. Edison will document a concise current-state summary that provides a common fact base for future-state design and makes clear which existing practices should be retained, refined, or replaced.

Workstream 2 – Future-State Operating Model Design

Using the Phase 1 roadmap, the Step 1 measures, the initiative-charter structure, and current-state findings, Edison will design the future operating model through which CSID will manage strategy execution.

Define Governance Structure. Edison will define the overall governance structure for strategic execution, including the primary management forums and how responsibility flows across Focus Area owners, initiative owners, leadership, and the Board.

Define Roles, Accountabilities & Decision Rights. Edison will clarify the roles and accountabilities associated with the operating model, including who owns outcomes, who owns initiatives, who prepares and reviews information, and where key strategic decisions are made.

Design Management Meeting Structure & Operating Cadence. Edison will review how existing staff and leadership meetings should connect to the strategy-management process and define the future meeting structure and operating cadence. The design will clarify the purpose, participants, timing, and expected outputs of key forums so operational issues are handled at the appropriate level and strategic reviews remain focused on performance, progress, risks, dependencies, and decisions.

Define Strategy Review & Escalation Processes. Edison will define how performance issues, initiative risks, cross-functional dependencies, and decisions move through the operating model. This will include expectations for escalation and follow-up, so issues do not remain unresolved between review cycles.

Design Executive & Board Reporting Approach. Edison will define a concise reporting approach for leadership and Board discussions, including the information needed to understand performance against Strategic Focus Areas, progress on near-term initiatives, material risks or issues, and decisions requiring attention. The reporting approach will be designed to support the review process rather than create reporting for its own sake.

Workstream 3 – Operating Model Gap Closure

Once the future model is defined, Edison will compare it to current practices and identify the changes required to move from the current state to the future state. The emphasis will be on practical gaps that materially affect strategy execution, not on creating an exhaustive organizational diagnostic.

Compare Current-State and Future-State Operating Models. Edison will compare current practices with the future-state design to identify where existing roles, meetings, processes, or reporting practices already support the model and where changes are required.

Identify Priority Gaps and Required Changes. Edison will prioritize the most important gaps based on their impact on the ability to execute and manage the strategic roadmap.

Develop Gap Closure Actions. For priority gaps, Edison will define practical actions needed to close the gap and incorporate those actions into the operating model implementation plan.

Workstream 4 – Implementation Approach

Define Implementation Priorities & Sequence. Edison will determine the logical sequence for putting the future operating model into place, distinguishing changes that should occur immediately from those that can be phased in over time.

Assign Implementation Responsibilities. CSID and Edison will identify responsibility for the key implementation actions so ownership for transition is clear.

Develop Operating Model Implementation Plan. Edison will develop a practical implementation plan that integrates priority gap-closure actions, sequencing, responsibilities, and near-term transition activities. This plan will provide the bridge between operating-model design and the initial implementation support provided in Step 4.

Step 3 Deliverables

- Deliverable 3.1 – Current-State Operating Model Summary
- Deliverable 3.2 – Future Operating Model Framework & Implementation Plan

Step 4 – Implement the Operating Model

The final step will move the operating model from design into practice. Edison will work alongside CSID through the first strategy / operating review cycle, helping owners collect and report information, preparing the review package, facilitating the initial meeting, and refining the process based on actual experience. The goal is for CSID to finish Phase 2 with both a working process and the tools needed to continue it independently.

Workstream 1 – Initial Data Collection & Reporting Preparation

Support Initial Collection of Measure Data. Edison will help Focus Area owners and other designated staff begin collecting available data for the approved strategic measures. Support will focus on resolving initial questions about sources, definitions, and reporting expectations rather than performing ongoing data collection on CSID's behalf.

Help Owners Complete Initial Measure and Initiative Reporting. Edison will guide Focus Area and initiative owners through preparation of the first reporting cycle, including measure results and initiative status updates. This hands-on support is intended to establish good habits and make the first cycle manageable for participants using the new process.

Review Submissions and Provide Feedback. Edison will review initial submissions for completeness, consistency, and usefulness and provide feedback before materials are consolidated. Particular attention will be given to whether reports clearly identify performance concerns, risks, dependencies, and decisions requiring leadership attention.

Prepare Consolidated Reporting Materials and Read-Aheads. Edison will consolidate approved measure and initiative information into the initial strategy / operating review package and prepare the

materials for advance distribution to participants. The objective is to ensure the meeting is driven by a concise read-ahead rather than by lengthy status presentations.

Develop the Agenda and Identify Issues Requiring Leadership Discussion and Decisions. Edison will develop the initial review agenda around the issues that most require leadership attention, including performance exceptions, initiative risks, cross-functional dependencies, tradeoffs, and decisions.

Workstream 2 – Initial Strategy Review Facilitation

Prepare Focus Area and Initiative Owners for the Review. Edison will prepare owners for their roles in the initial review, clarify expectations for discussion and decision-making, and help participants focus on the information leadership needs rather than routine status updates.

Facilitate the Initial Strategy / Operating Review Meeting. Edison will facilitate the initial strategy / operating review meeting, guiding discussion toward performance, initiative progress, risks, dependencies, tradeoffs, and decisions. The meeting will also provide a practical test of the meeting structure, cadence, and reporting approach designed in Step 3.

Capture Decisions, Action Items, Owners, and Follow-Up Requirements. Edison will document decisions, actions, accountable owners, and follow-up requirements so that commitments made during the review are carried into the next management cycle.

Workstream 3 – Process Refinement & Transition

Debrief the Initial Review Cycle with Leadership. Following the initial review, Edison will debrief the process with CSID leadership to understand what worked well and where adjustments are needed.

Identify Adjustments Needed to Reports, Templates, Meeting Structure, or Operating Cadence. Edison will identify practical changes to the reporting package, templates, meeting structure, cadence, roles, or other operating-model elements based on the first cycle.

Refine the Process Based on Initial Experience. Edison will incorporate agreed adjustments into the relevant tools and process guidance so the operating model reflects what CSID learned through implementation.

Support Transition of Ongoing Responsibility to CSID. Edison will transition ongoing ownership of the strategy review process to CSID, including guidance on preparation, facilitation, follow-up, and maintenance of the process between review cycles.

Step 4 Deliverables

- Deliverable 4.1 – Initial Strategy / Operating Review Package
- Deliverable 4.2 – Facilitated Strategy / Operating Review Meeting
- Deliverable 4.3 – Strategy Review Playbook

Assumptions

To ensure Edison Strategy Solutions and CSID work together effectively and successfully, the following assumptions apply to this proposal:

- CSID will designate a project sponsor and primary point of contact with sufficient authority to coordinate leadership participation and resolve scheduling or access issues.
- CSID will provide timely access to relevant documents, data, current meeting materials, and other reasonably required information to complete the work.
- CSID will identify and make available the appropriate Strategic Focus Area owners, initiative owners, Measures Team members, and other participants required for working sessions and interviews.
- Participants will complete agreed assignments and provide draft materials to Edison in advance of working sessions, including at least 48 hours in advance where requested, so Edison can review and prepare feedback.
- CSID leadership will provide timely review and approval of Strategic Focus Area definitions, measures, initiative charters, and operating-model decisions to maintain the proposed schedule.
- Mark Cutler will serve as the primary Edison resource for the engagement and will remain consistent throughout the project.
- The engagement is designed to be completed virtually. If CSID requests in-person participation for any meeting or activity, CSID will reimburse Edison for reasonable travel and accommodation expenses incurred at cost. The initial strategy / operating review meeting may be an appropriate point for in-person facilitation if CSID prefers.
- Fees are exclusive of reimbursable travel expenses and any applicable taxes.
- The estimated project duration is 14 weeks, assuming timely access to participants, completion of client assignments, and availability of required information. Significant delays in client inputs or approvals may require adjustment to the schedule.

Fees

Fees for Phase 2 of this engagement will be \$60,000 (fixed fee), exclusive of reimbursable travel expenses or any applicable taxes. Edison will invoice the fee in four installments of \$15,000 tied to project progress:

- \$15,000 upon execution of the agreement / project kickoff;
- \$15,000 upon completion of Step 1 – Define & Operationalize Strategic Focus Areas;
- \$15,000 upon completion of Step 3 – Design Operating Model Framework; and
- \$15,000 upon completion of Step 4 – Implement the Operating Model and delivery of final Phase 2 materials.

The four installments are progress payments against the overall fixed-fee engagement and do not represent separate prices for individual steps or workstreams.

Terms & Conditions

Invoices are payable within 30 days of receipt. The engagement is expected to be performed virtually. If CSID requests in-person participation, reasonable travel and related expenses will be billed at cost.

Either party may terminate this agreement for convenience upon 30 days' written notice. In the event of termination, CSID will pay Edison for all services performed through the effective date of termination, including completed work and the reasonable pro-rata value of work performed toward the next billing milestone, together with any approved, non-cancellable expenses incurred on CSID's behalf.

Any material expansion of the scope described in this proposal will be discussed with CSID in advance and, if appropriate, addressed through a mutually agreed change in scope, schedule, or fees.

Optional Ongoing Support

At the conclusion of Phase 2, CSID will have the processes, tools, and Strategy Review Playbook needed to continue the strategy management process internally. If desired, CSID may separately retain Edison to provide ongoing advisory or facilitation services for future strategy and operating model management support. Any such support would be optional and scoped separately from this Phase 2 engagement.

Acceptance

If the terms of this statement of work are acceptable to you, please sign and return a copy of this agreement to Mark Cutler.

Mark Cutler, President
Edison Strategy Solutions, LLC

Date

David McIntosh, Executive Director
Coral Springs Improvement District

Date

NINETEENTH ORDER OF BUSINESS

WORK AUTHORIZATION

CSID WA No. 256

Globaltech No. 151578

Pursuant to the provisions contained in the "Contract for Professional Engineering Consulting and Design-Build Services on a Continuing Contract Basis " between the CORAL SPRINGS IMPROVEMENT DISTRICT, hereinafter referred to as "OWNER", and Globaltech, Inc., hereinafter referred to as "FIRM", dated July 1, 2012 (hereinafter referred to as "AGREEMENT"), this Work Authorization authorizes the FIRM to provide services under the terms and conditions set forth herein and in the AGREEMENT, which is incorporated herein by reference as though set forth in full.

The OWNER desires design-build services related to Canal Culvert and Headwall Repair, hereinafter referred to as the "Specific Project." The project consists of the following 4 tasks:

Culvert E-2 – Trim approximately two feet from the south end of the 60-inch diameter corrugated metal pipe (CMP)

Culvert E-6 - Trim approximately two feet from the west end of the 66-inch diameter corrugated metal pipe (CMP)

Culvert E-19 – Remove and replace asphalt spillway (flume) leading from sidewalk drain into Canal on south side of Atlantic Blvd.

Culvert W-20 – Remove and replace eastern concrete headwall.

Section 1 – Terms

The FIRM shall be defined as an individual, corporation or contractor having a direct contract with the OWNER or with any other subcontractor in the performance

of a part of the work contracted for under the terms of this Work Authorization with the OWNER.

Section 2 – Scope of Work

As a result of the Structural Inspection of Canal Culverts conducted under WA-224, OWNER desires to implement four priority repairs to deficiencies identified during that program. The OWNER desires design-build services for Canal Culvert and Headwall Repair herinafter referred to as the “Specific Project.”

The FIRM will provide the following services in accordance with the AGREEMENT:

Task 1 – Project Management and Coordination

1. Conduct Kick-Off meeting with the OWNER to review the project sequencing and schedule.
2. Prepare construction schedule.
3. Collect pre-construction videos and photographs of the construction areas and the adjacent properties.
4. Prepare a scope of work and solicit cost estimates to conduct the requested repairs.
5. Conduct periodic inspections of construction activities enforcing the conditions established by OWNER.
6. Collect and monitor subcontractor activities, materials, and methods.
7. Conduct Substantial Completion inspection with OWNER following completion of repair work.
8. Collect post-construction photographs of each of the sites following Final Completion inspection.
9. Review and comment / approve Subcontractor’s pay request prior to submittal OWNER.

Task 2 - Construction

Construction Services will include all work necessary to implement Culvert and Headwall Repairs at the four identified locations. Specific activities will include the following:

- Mobilize necessary equipment to sites in necessary to perform work.
- Locations E-2 and E6:
 - Clean interior end of culvert
 - Excavate under and around pipe.
 - Place band around pipe to create a straight line cutting path.
 - Cut approximately 2-feet from end of pipe to create square end.
 - Grind or file burs.
 - Remove and dispose of waste materials.
- Location E-19
 - Remove asphalt spillway.
 - Re-grade to provide smooth transition from base of sidewalk to top of culvert pipe.
 - Install and compact approximately 4-inches of crushed limestone.
 - Construct new flume using asphalt or concrete. If used, asphalt will be cold patch bagged mixed and compacted in place. At FIRM's discretion, concrete will be substituted for asphalt. Concrete will be formed with welded wire fabric, placed and broom finished.
 - Place two courses of Bahia sod on each side of the new flume to prevent erosion.
 - Remove and dispose of waste materials.
 - All disturbed areas will be leveled and re-sodded with Bahia sod.

- Location W-20
 - Remove damaged concrete headwall.
 - Re-grade canal terminus
 - Place approximately 6-inches of limestone
 - Install and pin geotextile fabric.
 - Place sand-cement bags to create an approximate 50-foot long by 10-foot high headwall. Sand-cement bags will be installed per FDOT specifications staggering joints and pinning as appropriate.
 - Place hydraulic cement around culvert penetration.
 - Place two courses of Bahia sod around the ends and top of the headwall to prevent erosion.
 - Remove and dispose of waste materials.
 - All disturbed areas will be leveled and re-sodded with Bahia sod.

Assumptions

Assumptions for the project are as follows:

- A \$5,000 construction allowance is included in this project. Allowance is only to be accessed with OWNER's written approval. Unused portion of allowance to be credited back to OWNER. Allowance is in place for use at the OWNER's discretion for additional work or for unforeseen conditions.
- Sod will not be maintained or warranted by FIRM.
- Working hours will be Monday through Friday from approximately 7:30 AM until 5:30 PM.
- Repair work should take approximately 4 weeks from the date of mobilization.
- Permits will not be required for work performed within the CSID right-of-way.

Section 3 – Location

The services to be performed by the FIRM shall be at Canal Culverts E-2, E6, E-19 and W-20 located on various canals within the service area (See **Attachment A** for Site Figures).

Section 4 – Deliverables

The FIRM will provide the following Deliverables to OWNER:

- Pre- and post-construction still pictures of adjacent properties.
- Submittals for materials to be used in the repair process (geotextile fabric, cement bags, road base).
- Requested repairs.
- Lien releases from all subcontractors
- Certification of Completion

Section 5 – Time of Performance

Project will commence after execution of this Work Authorization and a Notice to Proceed is issued by OWNER. The FIRM and OWNER agree to the following schedule:

Task	Time Elapsed from NTP
Notice to Proceed (NTP)	0 Days
Mobilization	4 weeks
Substantial completion	8 weeks
Final Completion	10 weeks

Section 6 – Method and Amount of Compensation

1. The FIRM shall be paid by the OWNER in accordance with the Florida's Prompt Payment Act Florida Statute 218.70-79 and in accordance with the

payment method as set forth in Section 6 of the AGREEMENT. The calculations shall begin using the date the invoice was received.

2. Total job price: **\$80,178**. Price includes a construction allowance of **\$5,000**
3. On the terms contained in the FIRM's said proposal for the doing of said work and the said award therefore, and the specifications herein specifically referred to and made a part of this contract.
4. The cost for the above scope of services is a lump sum (LS). The LS is based on the materials, methods, and assumptions presented in the scope of services and may be adjusted based on final detail design and alternative selections or omissions. The LS shall not be greater than the stated amount unless there is an approved increase in the scope of services.
5. A Budget Summary is provided in **Attachment B**.

Section 7 – Application for Progress Payment

1. Unless otherwise prescribed by law, at the end of each month, the FIRM shall submit to the OWNER for review, an Application for Progress Payment filled out and signed by the FIRM covering the Work completed as of the date of the Application and accompanied by such supporting documentation as is required by the AGREEMENT.
2. The Application for Progress Payment shall identify the amount of the FIRM Total Earnings to Date based upon value of original contract Work performed to date as approved by fully executed Change Orders.
3. Payment shall be based upon percentage of work completed based upon the approved schedule of values. Retainage in the amount of 5% will be withheld on the calculated value of any work, with the exception of stored materials which may be paid at the supplier's invoiced cost. At FIRM's request, after 50% completion of the work has been achieved, the OWNER will implement a reduction in retainage to 2.5% of all future pay requests. If retainage is reduced, FIRM may not withhold more than 2.5% retainage from subcontractors or suppliers and will be required to certify compliance with F.S. 218.70 *et seq* on each subsequent pay application.

- Notwithstanding the foregoing, in no instance can the amount retained be less than the value of OWNER's good faith claims plus the value of the work the OWNER determines remains to be put in place or required to be performed as remedial activities. For the purposes of this section, 50% completion shall be that point in time when OWNER determines that half of the Work required by the Contract has been completed. In no event shall the Work be determined to be 50% completed before the OWNER has paid 50% of the Contract amount and 50% of the Contract time has expired. The amount of previous Pay Estimate payments shall then be subtracted to equal the Balance Due during the Pay Estimate period.
4. When the OWNER determines the Work to be Substantially Complete, the OWNER may reduce the retainage to two and one half percent (2.5%) of the dollar value of all Work satisfactorily completed to date, provided that the FIRM is making satisfactory progress toward Final Completion of the Work, that in the opinion of both the Engineer and the OWNER there is no specific cause for a greater retainage, and the FIRM obtains the written consent of the Surety Companies furnishing the required Public Construction Bond on consent forms provided by the OWNER. The OWNER may reinstate the retainage up to five percent (5%) if the OWNER determines, at its discretion or the Engineer's discretion, that the FIRM is not making satisfactory progress toward final completion of the Work or where there is other specific cause for such withholding.
 5. Partial payment may be made for the delivered cost of stored materials planned for incorporation into the Work, provided such materials meet the requirements of this Contract, the Contract Drawings, and the Specifications, and are delivered and suitably stored at the project site, or at another location acceptable to the OWNER. Such material must be stored in a secure manor acceptable to the OWNER, and in accordance with the manufacturer's recommendations.

6. The delivered cost of such stored or stockpiled materials may be included in any subsequent application for payment provided the FIRM meets the following conditions:
 - a. An applicable purchase order or supplier's invoice is provided listing the materials in detail, the cost of each item, and identifies this specific contract by name.
 - b. The materials are fully insured against loss or damage (from whatever source) or disappearance prior to incorporation into the Work.
 - c. Stored materials approved for payment by the OWNER shall not be removed from the designated storage area except for incorporation into the Work.
 - d. Evidence that the FIRM has verified quantity and quality of the materials delivered (verified packing list).
7. It is further agreed between the parties that the transfer of title and the OWNER's payment for any stored or stockpiled materials pursuant to these General Conditions, and any applicable provisions of the Supplementary General Conditions, shall in no way relieve the FIRM of the responsibility of ensuring the correctness of those materials and for furnishing and placing such materials in accordance with the requirements of this Contract, the Contract Drawings, the Technical Specifications, and any approved changes thereto.
8. The following monthly Application for Progress Payment shall be accompanied by Bills of Sale, copies of paid invoices, releases of lien, or other documentation warranting that the FIRM has received the stored materials and equipment free and clear of all liens, charges, security interests, and encumbrances (which are hereinafter in these General Conditions referred to as "Liens") and evidence that the stored materials and equipment are covered by appropriate property insurance and other arrangements to protect the OWNER's interest therein, all of which shall be satisfactory to the OWNER.

9. The FIRM shall warrant and guarantee that title to all Work, materials, and equipment covered by an Application for Progress Payment, whether incorporated in the Work or not, will pass to the OWNER no later than the time of Final Payment free and clear of all liens or other encumbrances.

10. The Engineer shall, within ten (10) days after receipt of each Application for Progress Payment, either indicate in writing a recommendation of payment and present the Application to the OWNER or return the Application to the FIRM indicating in writing the Engineer's reasons for refusing to recommend payment. In the latter case, the FIRM may make the necessary corrections and resubmit the Application. Thirty (30) days after presentation of the application for progress payment to the OWNER with the Engineer's recommendation, the amount approved will (subject to the provisions of the following Paragraph) become due and when due will be paid by the OWNER to the FIRM.

In the event any dispute with respect to any payment or pay request cannot be resolved between the Contractor and Owner's project staff, Contractor may, in accordance with the alternative dispute resolution requirements of Florida Statute section 218.72, *et seq*, demand in writing a meeting with and review by the OWNER'S (agency) director. In the absence of the agency director, a deputy director may conduct the meeting and review. Such meeting and review shall occur within ten (10) business days of receipt by OWNER of FIRM's written demand. The OWNER's manager shall issue a written decision on the dispute within ten (10) business days of such meeting. This decision shall be deemed the OWNER's final decision for the purposes of the Local Government Prompt Payment Act.

11. The OWNER may refuse to make payment of the full amount recommended by the Engineer because claims have been made against the OWNER on account of the FIRM's performance of the Work, or because Liens have been filed in connection with the Work, or there are

other items entitling the OWNER to a credit against the amount recommended, but the OWNER must give the FIRM written notice within twenty (20) business days after the date on which the invoice is stamped as received (with a copy to the Engineer) which specifies the invoice deficiency and any action necessary to make the invoice complete and proper.

Section 8 – Responsibilities

The FIRM shall, under no circumstance, look to the OWNER to provide any labor or equipment for the FIRM. The FIRM shall provide all the labor and equipment necessary to perform the job or services contracted for at the expense of the FIRM. Property of any kind that may be on the premises, which is the site of the performance of this contract, during the performance of this Work Authorization, shall be at the sole risk of the FIRM.

- 8.1** The OWNER hereby designates Shawn Frankenhauser as the OWNER's representative.
- 8.2** In addition to applicable provisions of Section 2 of the AGREEMENT, the OWNER will:
 - Provide copies of existing drawings and equipment cut sheets if requested by FIRM.

The FIRM acknowledges and understands that it is an independent contractor in its relationship with the OWNER. The FIRM hereby designates Rick Olson, P.E., as the FIRM's representative.

Section 9 – Insurance

The FIRM shall provide certificate of insurance to the OWNER, setting forth the type and amount of insurance carried by the FIRM and conforming to the minimum requirements set forth in the AGREEMENT.

Section 10 – Level of Service

The OWNER shall have the right to terminate said Agreement by giving the FIRM thirty (30) days written notice if the service that is being provided is not maintained at levels necessary to provide the required service. The OWNER will determine in its sole judgment what constitutes a satisfactory level of service.

Section 11 – Indemnification

The Firm shall indemnify and hold harmless the Owner and its officers and employees as set forth in Section 11 of the Agreement.

IN WITNESS WHEREOF, this Work Authorization, consisting of twelve (12) pages and Attachment A has been caused fully executed on behalf of the FIRM by its duly authorized officer, and the OWNER has the same to be duly name and in its behalf, effective as of the date herein above written.

CORAL SPRINGS IMPROVEMENT DISTRICT

Signature of Witness

Signature of President

Printed name of Witness

Mark Ritter

Printed Name of President

Date
Approved as to form and legality

District Counsel

State of Florida
County of Palm Beach
The foregoing instrument was
acknowledged before me on this

ENGINEER
Globaltech, Inc.

Company

14 day of September, 2026 by
Richard D. Olson, P.E.
who is personally known to me OR
produced _____
as identification.

Signature
Richard D. Olson, P.E., Vice President
Name and Title (typed or printed)

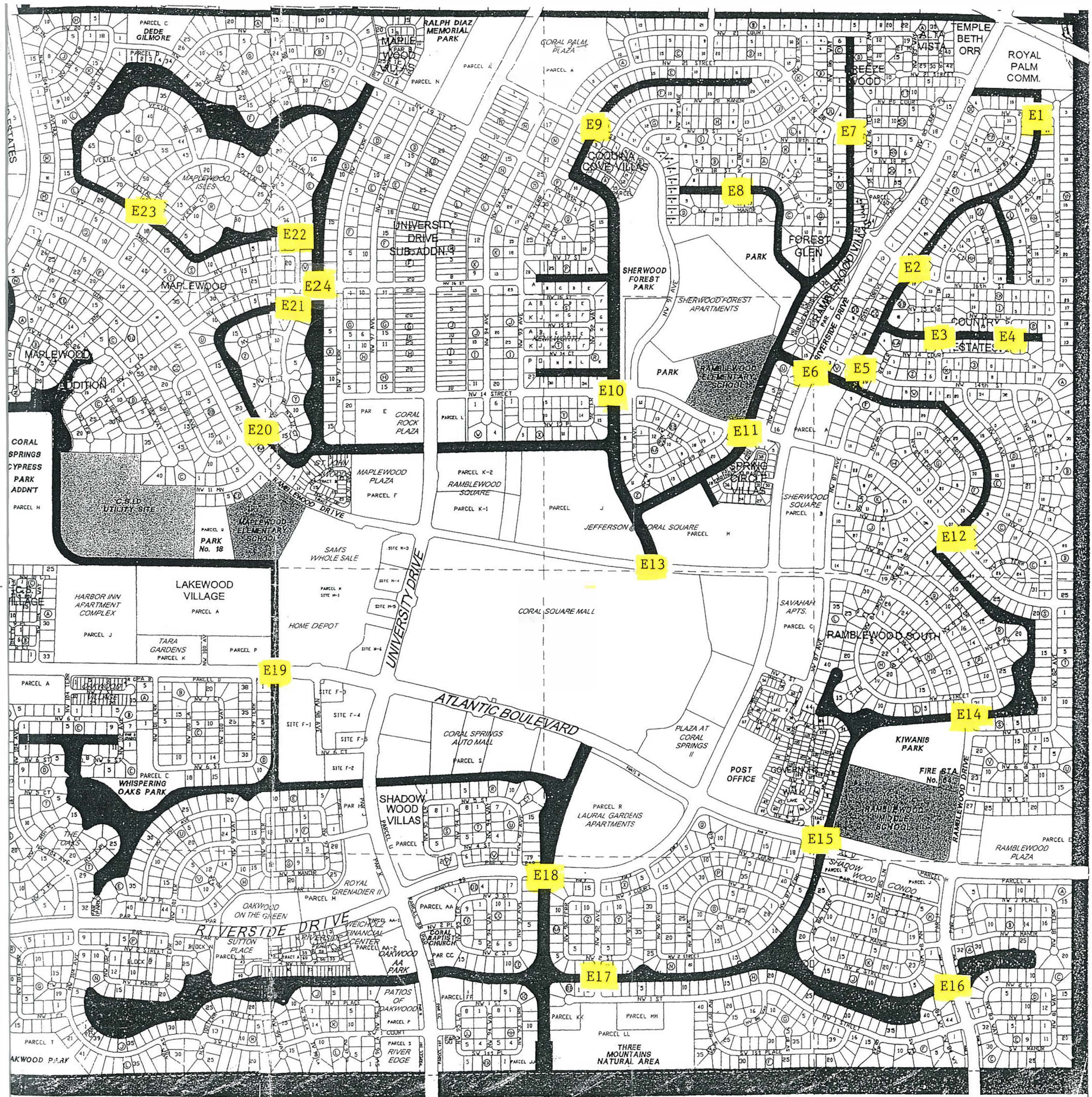
Signature of Notary

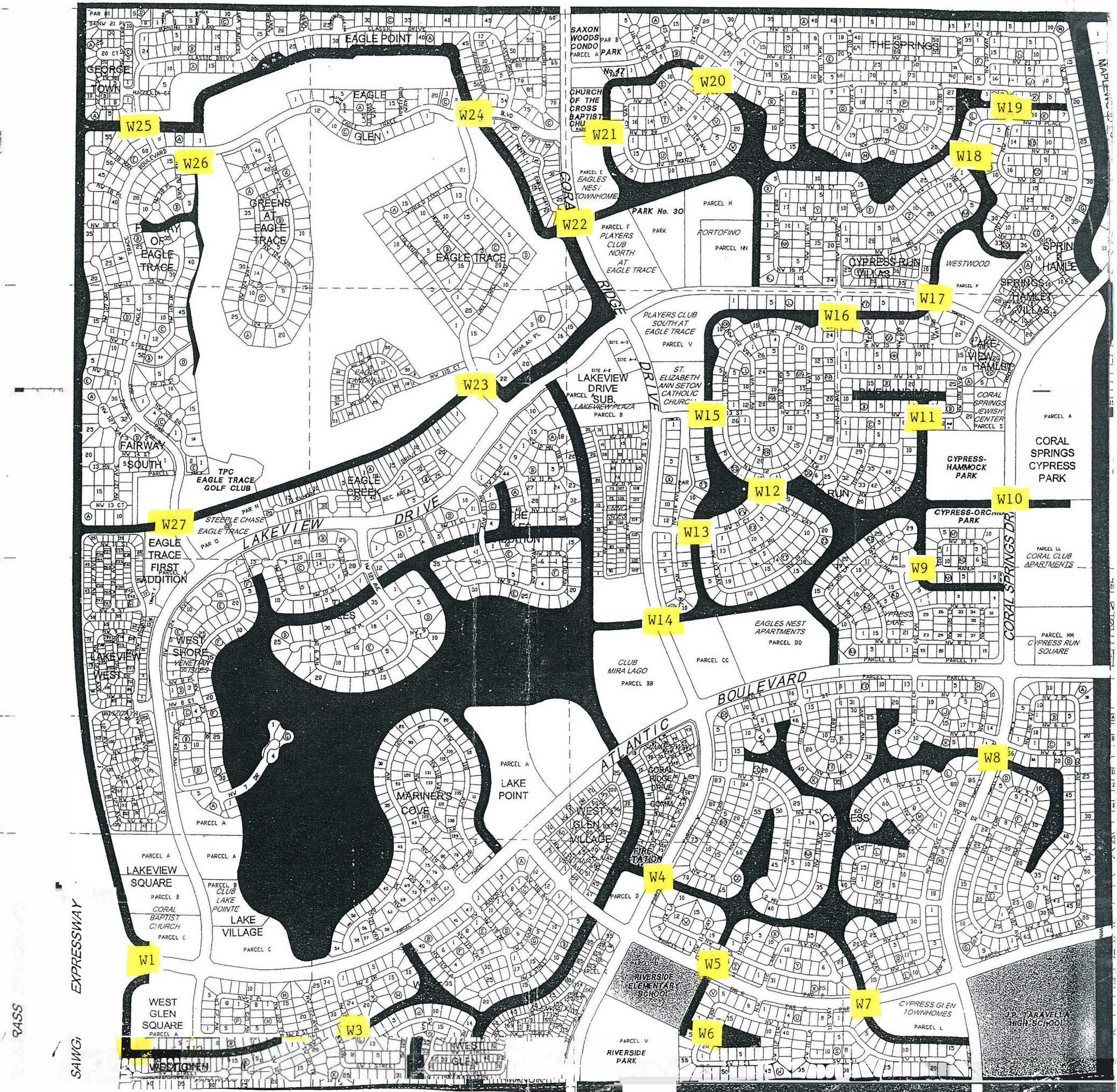
September 14, 2026

Date

Attachment A

Site Figures





RASS

SAWGI EXPRESSWAY

Attachment B

Budget Summary

Coral Springs Improvement Dist
151578 CSID Canal Culvert and Headwall Repairs

Description	Quote/Vendor	Unit	Quantity	Cost	Ext. Cost	Tax (%)	Markup*	Ext. Price
0 - None								
General Conditions		LS	1.000	3,800.00	3,800.00		1.0000	3,800.00
Engineering		LS	1.000	15,553.00	15,553.00		1.0000	15,553.00
Subcontractor (BZ)		LS	1.000	50,750.00	50,750.00		1.1000	55,825.00
Allowance		LS	1.000	5,000.00	5,000.00		1.0000	5,000.00
Bid Item Totals:					75,103.00			80,178.00
Grand Totals:					75,103.00			80,178.00



Special Quote:

B & Z Contact: Zach Gauldin
 Address: 4609 E Boonville New Harmony Rd
 City, State, Zip: Evansville, IN 47725
 Phone: 336-706-4919
 Email: zgauldin@bzconstruction.net

Project Name: CSID Culvert Sites
 Issued By: Zach Gauldin
 For: Global Tech
 Issued Date: 6/24/2026

Product Name		Total
E-2		\$5,000
E-6		\$5,000
E-19		\$12,250
W-20		\$28,500

Quote is good for 30 days from date of quote.

Conditions:

Conditions:

- B&Z to supply and install all materials.
- E2, B&Z to cut back the existing culvert and dispose
- E6, B&Z to cut back the existing culvert and dispose
- E19, B&Z to remove the existing flume drain, compact sub grade with LBR100, pour new flume with concrete
- W20, B&Z to remove the exiting concrete and dispose, grade the sub grade, install geotextile, install scrim bags to recreate the headwall.

TWENTIETH ORDER OF BUSINESS

Change Order #1 CSID WA #242

This Change Order, dated September 3rd, 2026, describes a total not-to-exceed fee change for specific agreement between Kimley-Horn and Associates, Inc. ("the FIRM") and CORAL SPRINGS IMPROVEMENT DISTRICT ("the OWNER or CSID"), dated August 12th, 2025, in accordance with the terms of the Firm Services Agreement for Continuing Professional Services dated May 1st, 2025, which are incorporated herein by reference.

Identification of Project:

**Project Name: Stormwater Basin Hydrologic & Hydraulic Model Update and
Interconnection Feasibility Study
FIRM Project Manager: Matt Brosman, PE**

Introduction

Coral Springs Improvement District (CSID) manages two primary stormwater basins that discharge independently to the C-14 Canal via separate pump stations. These basins are hydraulically separated by the Sunshine Water Control District (SWCD) West Outfall Canal, which is outside CSID's jurisdiction and cannot be used for discharge.

Under this Work Authorization, the FIRM is to provide professional services to develop the CSID primary stormwater system hydrologic and hydraulic model using StormWise (formerly ICPR) software. The hydrologic model will serve as an evaluation tool to assess existing and proposed system conditions.

The FIRM will use the new stormwater model to evaluate the feasibility of interconnecting the East and West basins, including, assessment of interconnect alternatives, and identification of constructability and permitting considerations.

Specific Scope of FIRM's Services:

FIRM shall perform the engineering Scope of Services as further described herein:

Change Order #1 is reimbursing \$20,000 for the following unspent items:

- A. Pump Station Performance Testing Allowance
 - 1. \$20,000

Task 1 – Project Management and Meetings

NO CHANGE

Task 2 – Hydrologic & Hydraulic Model Development and Basin Interconnection Feasibility Study

NO CHANGE

Task 3 – Culvert E-13 Trash Rack Analysis

NO CHANGE

Schedule:

NO CHANGE

Additional Services:

NO CHANGE

Terms of Compensation:

This Change Order #1 to Work Authorization #242 decreases the \$88,660 total not-to-exceed fee by (\$20,000) to a new final total not-to-exceed fee of \$68,660.

<u>Task Name</u>	<u>Fee</u>
Task 1 – Project Management and Coordination	\$5,760
Task 2 – Basin Interconnection Feasibility Study	\$57,900
Task 3 – Culvert E-13 Trash Rack Analysis	\$5,000
Total Lump Sum Fee	\$68,660
Pump Station Performance Testing Allowance	\$20,000
Unspent Pump Station Performance Testing Allowance	(\$20,000)
Total Not-To-Exceed Fee	\$68,660

Invoices will be submitted on a monthly basis and will be based on the percent complete of lump sum tasks, plus reimbursable expenses charged against the dedicated allowance. FIRM will manage task assignments, employee classifications, and workload distribution internally, provided that the total compensation for each task does not exceed the authorized amounts and the scope of services is delivered as described.

Prior to utilizing an allowance, FIRM will submit a written request for approval from the OWNER's Project Manager. FIRM will document the use of the allowance on monthly invoices as needed.

IN WITNESS WHEREOF, this Work Authorization has been caused fully executed on behalf of the FIRM by its duly authorized officer, and the OWNER has the same to be duly name and in its behalf, effective as of the date herein above written.

CORAL SPRINGS IMPROVEMENT DISTRICT

By: _____
Signature of Witness

By: _____
Signature of President

Print Name of Witness

Print Name of President

Approved as to form and legality

Date

District Counsel

KIMLEY-HORN AND ASSOCIATES, INC

State of Florida
County of Broward

By: _____
Signature

The foregoing instrument was
acknowledged before me on this

____ day of _____, 2026 by

Print Name and Title

Who is personally known to me OR
produced _____
As identification.

Signature of Notary

Date

TWENTY-FIRST ORDER OF BUSINESS

Work Authorization CSID WA #257

This Work Authorization, dated September 14th, 2026, describes a specific agreement between Kimley-Horn and Associates, Inc. ("the FIRM") and CORAL SPRINGS IMPROVEMENT DISTRICT ("the OWNER or CSID") in accordance with the terms of the Firm Services Agreement for Continuing Professional Services dated May 1st, 2025, which are incorporated herein by reference.

Identification of Project:

**Project Name: CSID WWTF Permit Renewal
FIRM Project Manager: Kevin Gerszuny, PE**

Introduction

Coral Springs Improvement District (CSID) owns and operates a 7.72 million gallon day (MGD) annual average daily flow wastewater treatment facility (WWTF) consisting of four separate interconnected wastewater treatment units known as Plant C, D, E, and F. Treated effluent is discharged through two Class I underground injection wells into Class G-IV groundwater and an existing slow-rate irrigation system with a capacity of 0.001 MGD AADF consisting of two ponds.

The WWTF permit must be renewed every five years with the Florida Department of Environmental Protection (FDEP). This task authorization is to submit the permit application package including its required documentation.

Specific Scope of FIRM's Services:

FIRM shall perform the engineering Scope of Services as further described herein:

Task 1 – Project Management and Meetings

- A. The FIRM will conduct a virtual kickoff meeting with appropriate OWNER staff to discuss goals, request information, and review infrastructure updates since the last permit renewal.
- B. The FIRM will conduct up to two (2) application review workshops via MS Team to discuss operations and maintenance performance report findings and recommendations, capacity analysis report, and other documentation. The FIRM will document decisions finalized and action items for follow-up.

Task 2 - Data Collection and Review

- A. The FIRM will review previous reports and data for the subject facility and applicable permit documents available from the OWNER and FDEP. The OWNER shall provide all requested information in an electronic format for ease of tabulation and efficiency in the tabulation of the data.

Task 3 – WWTF Site Visit

- A. The FIRM will conduct one (1) site visit of the WWTF, along with the Client's Lead/Chief Operator, to observe the above ground visible condition of the facility and observe and discuss the following:
 - a. Physical condition of the treatment units, efficiencies of the treatment process, and overall efficiency of the treatment facility and operations and maintenance program.

- b. Identification of deficiencies in physical conditions, operations and maintenance that need attention or correction.
- B. Kimley-Horn will use the recommended FDEP Field Evaluation Form (aka Attachment 2) or similar to facilitate the collection of WWTF site data.

Task 4 – Operation and Maintenance Performance Report

FDEP requires preparation of an Operation and Maintenance Performance Report (OMPR) and its submittal with an application to renew WWTF operation permits. The OMPR seeks to evaluate the capability of the WWTF to function as intended by conducting the following activities:

- Estimate the physical condition of WWTF's treatment units, the treatment efficiencies of each treatment process, the overall estimated efficiency of the treatment plant, performance trends, and the operation and maintenance program.
- Observe physical, capacity, performance, and operation and maintenance problems and deficiencies for recommended immediate attention and areas which are potential problems.
- Identify the consequences if these problems and deficiencies are not addressed in a timely fashion.
- Provide recommendations and schedules for the recommended corrective actions.

Under this task, the FIRM will review the previous OMPR document for the last FDEP permit renewal and update and revise sections as deemed pertinent for this renewal application. We anticipate revisions to the following OMPR sections:

- Introduction - update flow data and periods to the latest data, describes WWTF modifications and corrective actions within the last five years and provide up to date flow diagram.
- Physical Condition – summarize the observations resulting from the WWTF site visit assessing the general condition of WWTF's unit or process.
- Treatment Efficiency - update this section based upon loadings from the last renewal to current influent monitoring data based upon data provided by OWNER.
- Performance Trends - update the influent and effluent trends, and three month average daily flows, based upon data provided by OWNER.
- Operation and Maintenance Program - update the certified operators list, and sampling and testing program information, based upon information provided OWNER.
- Collection System Evaluation - update the Infiltration/Inflow Reduction Project information, as provided by OWNER.
- Problems, Deficiencies, and Corrective Actions - update this section to include the existing deficiencies and corrective actions, if any, based upon WWTF site visit and feedback from OWNER staff.

Task 5 – Permit Application Package and Submittal

The FIRM will prepare the required permit application package with pertinent forms and attachments for renewal of the FDEP WWTF operating permit. The package will be prepared from the tasks previously described in this proposal.

The FIRM will submit a draft of the application package to the OWNER for review and comment. A final application package will be submitted to FDEP for processing and will include those items prepared by the FIRM as stated above and the previously prepared reports.

The FIRM will respond to two (2) set of review comments from FDEP on the application package. Response to comments is limited to reasonable requests pertaining to the information submitted.

Schedule:

The FIRM has prepared the following schedule for the project components listed herein.

<u>Task Name</u>	<u>Time Elapsed to Task Completion</u>
Task 1 – Project Management and Meetings	-
Task 2 through Task 5	3 months from NTP

Additional Services:

Any other services beyond those specifically stated in Task 1 through 5 above, including but not limited to the following, could be provided in a separate scope of services or via an amendment to this scope of services:

- Funding assistance for project including applications for grants, loans or alternative funding sources
- Hydraulic modeling
- Biological modeling
- Capacity Analysis Report
- Collection System Action Plan
- Power Outage Contingency Plan
- Permit application fees
- Detailed design drawings, specifications, or specific equipment selection
- Construction engineering, administrative, or observation services

Terms of Compensation:

The services included in Tasks 1 through 5 of this Scope of Services are based on a lump sum value of \$30,040 as broken out in the table below.

<u>Task Name</u>	<u>Fee</u>
Task 1 - Project Management and Meetings	\$3,800
Task 2 - Data Collection and Review	\$5,500
Task 3 - WWTF Site Visit	\$3,980
Task 4 - Operation and Maintenance Performance Report	\$11,565
Task 5 - Permit Application Package and Submittal	\$5,195
Total Lump Sum Fee	\$30,040

Invoices will be submitted on a monthly basis and will be based on the percent complete of lump sum tasks. FIRM will manage task assignments, employee classifications, and workload distribution internally, provided that the total compensation for each task does not exceed the authorized amounts and the scope of services is delivered as described.

IN WITNESS WHEREOF, this Work Authorization has been caused fully executed on behalf of the FIRM by its duly authorized officer, and the OWNER has the same to be duly name and in its behalf, effective as of the date herein above written.

CORAL SPRINGS IMPROVEMENT DISTRICT

By: _____
Signature of Witness

By: _____
Signature of President

Print Name of Witness

Print Name of President

Approved as to form and legality

Date

District Counsel

KIMLEY-HORN AND ASSOCIATES, INC

State of Florida
County of Broward

By: _____
Signature

The foregoing instrument was
acknowledged before me on this

____ day of _____, 2026 by

Print Name and Title

Who is personally known to me OR
produced _____
As identification.

Signature of Notary

Date

CSID WWTF PERMIT RENEWAL
Staff Hours Estimate

		Kimley-Horn and Associates, Inc. Staff										Subconsultants			
		Principal	Senior Professional Engineer II	Senior Professional Engineer I	Professional Engineer	Project Analyst II	Project Analyst I	Intern	Senior CADD Designer	CADD Designer	Clerical		Total Hours	Labor Cost	Total Cost
Task	Hourly Billing Rate	\$325.00	\$265.00	\$230.00	\$200.00	\$175.00	\$150.00	\$95.00	\$190.00	\$135.00	\$90.00				
1	PROJECT MANAGEMENT AND MEETINGS			4	10	4					2		20	\$ 3,800.00	\$ 3,800.00
2	DATA COLLECTION AND REVIEW			4	8	16					2		30	\$ 5,500.00	\$ 5,500.00
3	WWTF SITE VISIT			6	6	8							20	\$ 3,980.00	\$ 3,980.00
4	OPERATION AND MAINTENANCE PERFORMANCE REPORT	1		8	12	40							61	\$ 11,565.00	\$ 11,565.00
5	PERMIT APPLICATION PACKAGE AND SUBMITTAL	1		2	8	14					4		29	\$ 5,195.00	\$ 5,195.00
														\$ -	
TOTAL HOURS		2		24	44	82					8		160		
	SUB-TOTALS (LUMP SUM)	\$ 650	\$ -	\$ 5,520	\$ 8,800	\$ 14,350	\$ -	\$ -	\$ -	\$ -	\$ 720	\$ -		\$ 30,040.00	\$ 30,040.00
													TOTAL SERVICES, NTE		\$ 30,040.00

TWENTY-FIRST ORDER OF BUSINESS

22A

Globaltech, Inc.
CSID Engineer's Report
September 14, 2026

PROJECTS UNDER CONTRACT

WA#177 – Portable Generator Storage Building – In Progress

- Approved by Board – 10/20/25.
- Installed new water line and fire hydrant.
- Collecting proposals for overhead door
- Ventilation design complete
- Foundation design complete
- Building design complete
- Electrical design complete – 8/14/26.
- Preparing permit package – Submit early September.
- Concrete cutting and demo scheduled for week of 9/14/26.
- Building delivery scheduled for November 2026

WA#234 – Finished Water Line Valve Replacement – In Progress

- Approved by Board – 4/21/25.
- Met with staff to locate valves – 5/28/25.
- Insertion Valves installed 12/10 – 12/15.
- Attempted to exercise valves to ensure proper operation – 1/28/26.
- Valve replacement performed on 8/13/26 could not isolate system.
- Isolated and evaluated 24-inch valve.
- Scheduling acoustic testing of insertion valves
- Substantial completion anticipated – September

WA#244 – Production Well 5 VFD & Flowmeter – In Progress

- Approved by Board – 10/20/25.
- Fence permit received from City 4/21/26
- Electrical panel undergoing testing.
- Electrical permit received – 7/10/26
- Coordinated well shut down with CSID WTP staff.
- Supplier sent wrong materials / Staff requested redesign.
- Prepared updated design using 8-inch piping.
- Ordered new piping and waiting on delivery.
- Anticipated project completion – November 2026

WA#246 – Digester 1 Blower Replacement – In Progress

- Approved by Board – 11/17/25.
- 100% design review meeting conducted – 7/08/26.
- First pad poured and conduit installed – week of 9/01/26.
- Blowers delayed - anticipated on site week 9/14/26.
- Anticipated project completion – December 2026

Globaltech, Inc.
CSID Engineer's Report
September 14, 2026

PROJECTS UNDER CONTRACT (Continued)

WA#247 – Plant F Rehabilitation – In Progress

- Approved by Board – 11/17/25.
- CSID completed tank draining – 2/27/26.
- Globaltech field located hatches with staff – 3/02/26.
- Hatches installed April – June 2026.
- Hatch frames inspected by structural engineer – 7/29/26.
- Hatch frames coated – 8/03/26
- Coating and corrosion inspection conducted – 8/14/26.
- Reviewed corrosion inspection report with subcontractor and waiting on estimate to make repairs.
- Will meet with staff to discuss minor corrosion and coating repair – Week of 9/14/26.
- Diffuser cleaning and replacement ongoing.
- Estimated project completion – October 2026.

WA#249 – ERP and R&R Update – Complete

- Approved by Board – 1/26/26.
- Finalized R&R Report and provided certificate of completion – 6/04/26.
- Submitted ERP to staff for review – 8/06/26.
- Will submit final report – week of 9/07/26.
- Anticipated project closeout – late September 2026

WA#252 – Pump Stations 1 & 2 Flap Gate Repair and Drive Gear – In Progress

- Approved by Board – 4/20/26.
- Prepared and recorded construction bond
- Prepared subcontracts with IDC and G&G Industrial
- Kick off meeting with staff week of 5/18/26.
- Mobilization -6/01
- Third set of flap gates re-installed week of – week of 8/26/26.
- Fourth set of flap gates removed and sent to fabricator.
- Anticipated installation of fourth (final set) of flap gates – week of 9/21/26
- Angle drives anticipated to be delivered – November 2026
- Anticipated project completion – December 2026

WA#254 – WWTP Plant F Cleaning – Complete

- Approved by Board – 5/18/26.
- Mobilized to site and began removing air piping – 6/01/26.
- Cleaning of Aeration Basin completed and material removed from site – 6/30/26.
- Replaced air piping in Aeration Basin – 7/03/26.
- Cleaned Digester and placed solids in supersacks – 8/10/26.
- Supersacks dried for three weeks and were removed from site – 9/01 – 9/03/26.
- Project Closeout Late September 2026

Globaltech, Inc.
CSID Engineer's Report
September 14, 2026

PROJECTS UNDER CONTRACT (Continued)

WA#255 – Sites 19, 20 & 20A Canal Bank Restoration – In Progress

- Approved by Board – 7/20/26.
- Internal kick off meeting conducted – 7/29/26.
- Survey work begun – week of 8/10/26.
- Construction Bond recorded and submitted.
- Preconstruction photographs and video performed – 8/12/26.
- Irrigation inspections performed – week of 8/17/26.
- Contractor mobilized to site – 9/02/26.
- Beginning restoration work of Site 19 – week of 9/08/26

Work Authorizations Under Development

WA#XXX – 0.75 MG Ground Storage Tank Replacement – FY2027 Project

WA#XXX – Truck Scale – Under development – October Board

WA#256 – Canal Headwall and Culvert Repair – September Board

Other Issues

- Riverside Drive Pavement Issues
 - Waiting to hear from Broward County
- Dry Canal (Canal L-109)
 - Waiting to hear back from SFWMD.
- Generator 4 Permitting
 - Waiting to hear back from Broward County
- RAS Valve Replacement
 - Valves installed – 7/06
 - Pad poured – 8/31/26
 - Project complete

22B



Coral Springs Improvement District

Kimley-Horn and Associates, Inc. Engineer's Report September 14, 2026

Projects Under Contract

Work Authorization #241 – CSID PFAS Study

NTP – 7/23/2025

- Draft Report – Submitted to CSID – 9/8/26
- Coordinating Pilot Testing and Sampling Protocol

Work Authorization #248 – Pretreatment System Evaluation

NTP – 12/22/2026

- Finalizing draft report – Expected submittal - 9/23

Work Authorization #251 - Reuse Feasibility Study

NTP – 3/16/2026

- Final Report – Submitted to FDEP - 8/13/26

Work Authorization #253 - FDEP Sewer Collection System Reporting Assistance

NTP – 4/21/2026

- Final Report – Submitted to FDEP - 6/29/26
- Developed excel evaluation tool to support Inflow and Infiltration monitoring

Work Authorization under Consideration

Work Authorization #257 – CSID WWTP Permit Renewal