



FINANCE DEPARTMENT

Three Islands Special Assessment

Year 2 Tax Roll Implementation Update

Transition from City Direct Billing to Broward County Tax Roll Collection

INFORMATIONAL UPDATE — NO ACTION REQUESTED

Geovanne Neste

Finance Director | City of Hallandale Beach

CITY COMMISSION MEETING

May 20, 2026

An informational status update — not a new assessment.

KEY MESSAGE


The City completed first-year direct billing and is now preparing for the planned transition to tax roll collection beginning November 2026.

This update does not change the approved assessment amount or create a new assessment.

Today's Discussion

- 1 Status of Year 1 billing and collections
- 2 Completed statutory steps for uniform method of collection
- 3 Year 2 implementation work and recalibration math
- 4 FY26 close-out: GF promissory note & collection cost allocation
- 5 Upcoming milestones before the November 2026 tax bill
- 6 What residents should expect

What the Commission approved on June 18, 2025.

 **Approved by City Commission** after public hearing on June 18, 2025. Structured as a five-year installment program (\$865.05 per parcel). Year 1 was billed directly by the City; Years 2–5 transition to the annual property tax bill.

What the Assessment Funds

Security & Access

Modern guardhouses and upgraded gate / access controls.

Roadway & Traffic Calming

Milling and resurfacing, curb and gutter, speed tables.

Lighting & Signage

LED street lights, monument and speed-feedback signs.

Landscaping & Bioswales

Trees, palms, shrubs, sod and bioswale planting.

Irrigation & Site Prep

Irrigation retrofit, demolition, Maintenance-of-Traffic.

Methodology & Oversight

Apportionment by Lambert Advisory; equal benefit per unit.

Construction rose; assessment-funded portion is preserved.

<h2 style="font-size: 2em; margin: 0;">\$5.43M</h2> <p>Updated Total Project Budget</p>	<h2 style="font-size: 2em; margin: 0;">\$1.93M</h2> <p>City + TISND Contribution</p>	<h2 style="font-size: 2em; margin: 0;">~\$3.50M</h2> <p>Funded by Assessment</p>
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Funding Source Comparison — Original vs. Revised

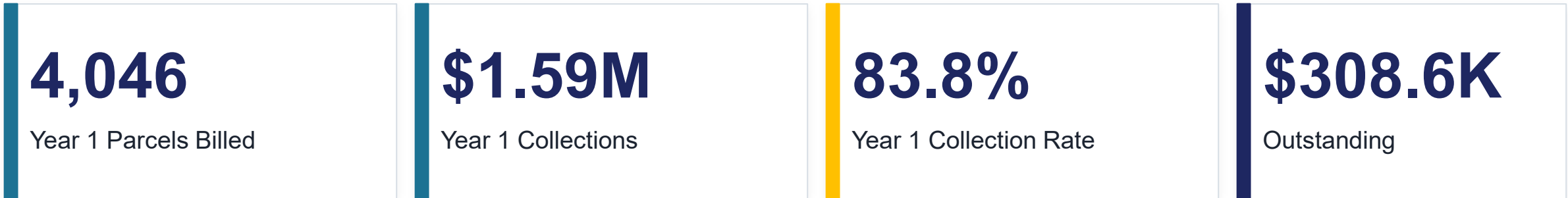
Funding / Cost Item	Original	Revised	Change
Construction Cost	\$4,083,965	\$4,842,275	+\$758,310
Contingency, Outreach, Methodology, Advisory, Legal	\$516,035	\$591,865	+\$75,830
Total Project Budget	\$4,600,000	\$5,434,140	+\$834,140
Less: TISND Reserve Contribution	(\$1,100,000)	(\$1,100,000)	—
Less: General Fund Contribution (new)	—	(\$834,140)	(\$834,140)
Net Funded by Special Assessment	\$3,500,000	~\$3,500,000	Preserved

WHY THIS MATTERS

Although total project cost rose by \$834,140, City and District contributions offset the increase entirely.

The amount funded by assessments is preserved at approximately \$3.5M.

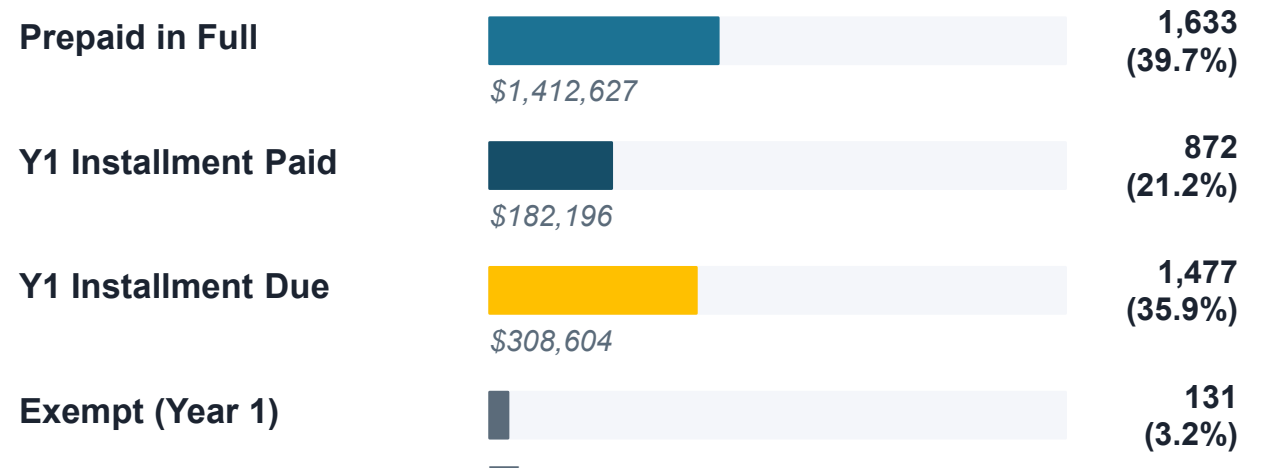
Direct billing kept the project on schedule for November 2025.



Key Dates

- Nov 17, 2025**
Year 1 invoices mailed directly by the City
- Jan 31, 2026**
Year 1 payment deadline
- Mar 31, 2026**
Pay-in-full / prepayment option closed

Year 1 Roll — Breakdown by Status



Source: GB Invoice Detail Report and Year 1 Summary by Category as of May 11, 2026.

Two ways to pay the approved \$865.05 per parcel.

OPTION A — PAID IN FULL

One-time prepayment (window closed March 31, 2026)

\$865.05

per parcel — no annual interest, no collection costs

- ✓ Avoids future interest charges (4% cost of capital)
- ✓ Avoids all annual collection costs
- ✓ No further installments will appear Y2–Y5

OPTION B — INSTALLMENT PLAN

Year 1 billed directly; Years 2–5 via property tax bill

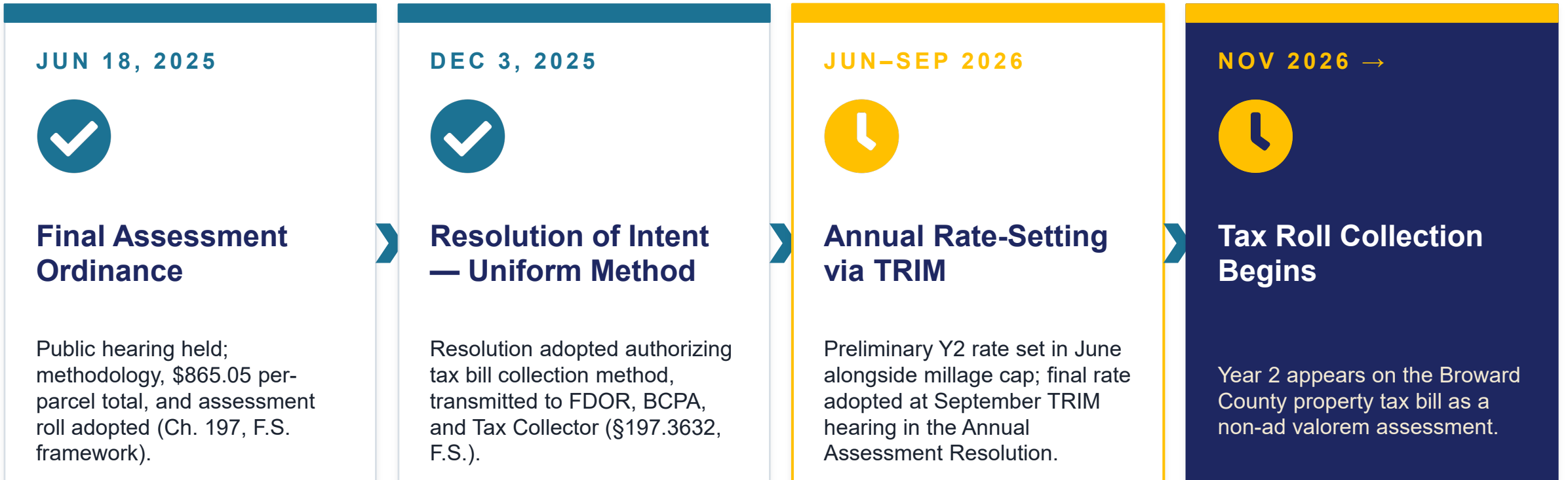
\$208.94

per parcel, per year (Year 1 amount)

Base annual assessment	\$194.31
Collection costs (≈7%)	\$14.63
Total per year (Year 1)	\$208.94
Total over 5 years	\$1,044.70

Cost of capital: 4.0% annually over 5-year amortization. Collection costs = BCPA admin (2%) + Tax Collector discount (4%) + City admin (1%).

Foundational work complete; annual TRIM cycle ahead.



 **Foundational work complete; annual adoption ahead.** The Annual Assessment Resolution will be considered alongside FY27 millage at the September TRIM hearing, prior to the September 15 roll certification deadline.

Staff is reconciling Year 1 against the preliminary Year 2 roll.



Staff has begun coordinating with the Broward County Property Appraiser on preliminary Year 2 figures.

Reconciliation in Progress



Paid-in-full parcels

Confirm removal from Y2–Y5 installments



Active installment parcels

Validate Y2 amounts against roll



Unpaid Year 1 balances

Carry forward to Year 2 collection



Exempt parcels & corrections

Apply BCPA use-code rules (09, 20, 82, 94)



Ownership and folio changes

Validate against current BCPA roll

Preliminary Year 2 Snapshot

As of May 11, 2026 — subject to change before certification.

Category	Folios	Y2 Due
Y2 installment due	2,347	\$490,382
Y2 installment (w/ notice)	9	\$1,880
Prepaid in Year 1	1,631	—
Exempt (Year 2)	124	—
Other (paid Y1 / now exempt)	2	—
Total BCPA folios	4,113	\$492,263

How the \$205.00 Year 2 per-folio amount is derived.

Remaining Net Capital to Recover

Component	Amount
Capital project cost to be funded	\$5,434,140
Less: General Fund contribution	(\$834,140)
Less: TISND Reserve contribution	(\$1,100,000)
Less: Y1 full prepayments collected	(\$1,412,627)
Less: Y1 installments collected (principal)	(\$150,865)
Less: Y1 unpaid to tax roll (principal)	(\$255,536)
Less: Y1 exemption principal	(\$11,073)
Net Capital to Recover (Y2–Y5)	\$1,669,900

Assessable Folios & Per-Folio Math

Folio Calculation	Count
Total BCPA folios	4,113
Less: mandatory exempt + slips + cabanas	(67)
Less: Y1 full prepayments	(1,633)
Less: Y2 discretionary exemptions	(59)
Net Assessable Folios (Y2–Y5)	2,354

PER-FOLIO ANNUAL AMOUNT (Y2–Y5)

Base assessment per folio	\$692.04
÷ 4 years @ 4% cost of capital	\$190.65
+ Collection costs (≈7%)	\$14.35
Total Y2 per folio per year	\$205.00

Recalibration ties to adopted methodology: remaining principal re-amortized over 4 years; \$865.05 total unchanged.

Two FY26 close-out items for the Three Islands Assessment Fund.

1 GF PROMISSORY NOTE — 5-YEAR LOAN Formalize the General Fund advance

Authority already in place:

Reimbursement Resolution adopted June 18, 2025 authorizes the GF advance and its repayment from assessment revenue at the City's pooled-investment rate (≈4%).

FY26 close-out actions:

- ◆ Document principal advanced from GF to date
- ◆ Calculate retroactive interest through note close
- ◆ Execute 5-year promissory note (Y1–Y5)
- ◆ Establish quarterly transfer schedule

 **Target completion: before September 30, 2026**

2 COLLECTION COST ALLOCATION — 7% Set up the recovery transfers

7% Built into Every Annual Installment:

Component	%	Recipient / Status
BCPA admin	2%	Y1 savings retained
Tax Collector discount	4%	Broward (Y2 onward)
City admin	1%	City (FY26 amendment)

1% CITY ADMIN — FY26 BUDGET AMENDMENT

Year 1 is FY2026 — allocation can still be incorporated via budget amendment.





2% BCPA SAVINGS — YEAR 1 ONLY

Direct billing avoided ~\$11K BCPA admin. Intent: retain in Fund to offset future-year installment at project close-out.

From City invoice (2025) to County tax bill (2026).

YEAR 1 — Nov 2025





Billed directly by the City

-  Mailed invoice from the City
-  Payment to City by January 31, 2026
-  Optional prepayment closed March 31, 2026
-  Separate from Broward County tax bill



YEAR 2 — Nov 2026 →

Appears on County tax bill

-  Non-ad valorem line on annual tax bill
-  Paid to Broward County Tax Collector
-  Standard 4% early-payment discount applies
-  Standard delinquency process if unpaid



If you paid in full

No installment on Y2–Y5 tax bills.



If you paid Y1 installment

Y2 installment (≈\$205) on Nov 2026 tax bill.




If Year 1 is unpaid

Y1 balance combined with Y2 on tax bill.

Continued public-facing transparency through Year 2.

Resources Posted on the City Website


-  **Final Year 1 Assessment Roll**
Full listing of all assessed folios and rates
-  **Methodology Report**
Lambert Advisory benefit-based apportionment
-  **Final Ordinance & Resolution of Intent**
Adopted June 18, 2025 and December 3, 2025
-  **Project Budget & Construction Breakdown**
Updated \$5.43M budget with category detail
-  **FAQs & Payment Information**
Resident Q&A and how-to-pay guidance
-  **Project Renderings**
Visual updates of guardhouse and corridor



THREE ISLANDS GIS LOOKUP TOOL

Search by Folio or Address

Residents can look up their parcel and see the estimated assessment rate. The GIS tool and full roll are updated annually.



FINANCE — SPECIAL ASSESSMENTS

Phone: (954) 457-1369
Email: assessment@cohb.org
Office: 400 S. Federal Hwy, Hallandale Beach
Hours: Mon–Thu, 8:00 AM – 5:00 PM

Nearly 40% of parcels prepaid in full.

1,633

Parcels Prepaid in Full

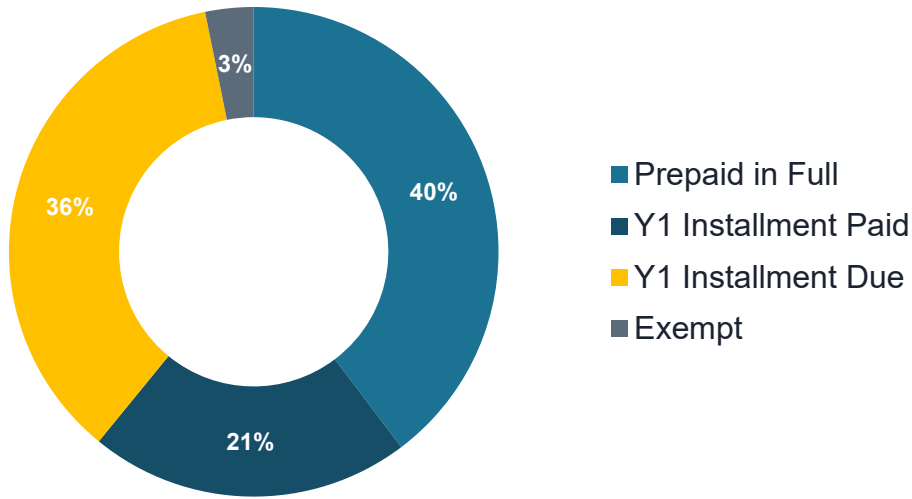
\$1.41M

Dollar Value of Prepayments

39.7%

Share of Year 1 Roll

Year 1 Roll Disposition



What This Means for Year 2

- 1 Prepaid parcels removed**
1,631 confirmed prepaid parcels will be removed from Y2–Y5 installments.
- 2 Reduced collection volume**
Y2 active installment population: ~2,356 parcels (vs. 4,046 in Y1).
- 3 Reconciliation cases identified**
Partial-payment and exemption-change cases being reconciled before certification.

Path from Resolution of Intent to the November 2026 tax bill.

● Completed ○ In progress ○ Upcoming ● Year 2 tax bill milestone



CRITICAL PATH

BCPA certification deadlines are statutorily fixed. Staff is sequencing reconciliation work to meet the September 15, 2026 certification window, providing a buffer ahead of the November tax bill print cycle.

Active controls before roll certification to Broward County.



Ownership Changes

Ownership changes after Y1 billing must match to current BCPA records.



Paid-in-Full Removal

1,633 prepaid parcels excluded from Y2–Y5 to avoid double-billing.



Carry-Forward Accuracy

1,477 unpaid Y1 parcels and \$308,604 in balances must carry to Y2 correctly.



Exemption Validation

Non-voluntary (09, 20, 82, 94) and discretionary exemptions must reconcile.



Inter-Agency Timing

Coordination windows with BCPA, Tax Collector, and DOR are statutorily fixed.



Resident Communications

Public messaging must stay consistent across website, GIS, and direct inquiries.



Quality control review will be completed and documented prior to certification, with reconciling items logged and resolved in working papers.

Benefits to the City and to property owners.

For Property Owners

- ◆ Familiar annual collection process
- ◆ Standard 4% early-payment discount
- ◆ Single bill for ad valorem and non-ad valorem
- ◆ Standard delinquency cure process

For Finance / Operations

- ◆ Reduces manual billing workload
- ◆ Eliminates City-issued invoices
- ◆ Frees Finance for reconciliation
- ◆ Aligns with other non-ad valorem assessments

For Long-Term Collections

- ◆ Improves long-term collection efficiency
- ◆ Tax certificate process for delinquencies
- ◆ Predictable, statutorily defined cycle
- ◆ Standardized carryforward treatment

Standard collection model used for the City's other non-ad valorem assessments (fire, garbage, stormwater).

Sequenced work to certify the Year 2 roll by September 2026.

01	Continue BCPA coordination Refine preliminary Year 2 figures through summer 2026.	Ongoing
02	Complete Y1 reconciliation Finalize accounting for payoffs, payments, refunds, adjustments.	May–Jun 2026
03	Preliminary Y2 rate w/ millage cap Commission sets maximum Y2 rate alongside FY27 millage cap.	Jun 2026
04	Finalize parcel categorization Lock paid-in-full, delinquent, exempt, ownership-change records.	Jul–Aug 2026
05	Annual Assessment Resolution (TRIM) Final Y2 rate adopted at September TRIM hearing; roll approved.	Sept 2026
06	Certify Year 2 assessment roll Prepare and certify final Y2 roll to Broward County Tax Collector.	By Sept 15, 2026
07	Execute GF promissory note Formalize 5-year loan with retroactive interest and transfer schedule.	By Sept 30, 2026
08	Sustain resident support Continue website updates, GIS refresh, and inquiry response.	Ongoing

KEY COMMISSION TAKEAWAY

Where we are, and where we are headed.



Year 1 direct billing was completed

Direct billing produced an 83.8% collection rate, including 1,633 parcels prepaid in full.



Statutory steps are done

Resolution of Intent adopted and transmitted to FDOR, BCPA, and Tax Collector per §197.3632, F.S.



Implementation & reconciliation are active

Staff coordinating with BCPA on preliminary Year 2 figures and reconciling Year 1 in working papers.



November 2026 is the transition point

Year 2 appears on the Broward County property tax bill as a non-ad valorem assessment.

This update does not create a new assessment or increase the approved assessment.

The approved \$865.05 per-parcel total and \$194.31 annual base assessment remain unchanged.

Thank You.

Questions?
