



***Oakridge***  
***Community Development District***

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<http://www.oakridgecdd.com>

**Ron Mitcham – Chairman**  
**Steven Nathasingh – Vice Chairman**  
**Evangeline Ott– Assistant Secretary**  
**Allen Blenden – Assistant Secretary**

**March 4, 2026**



# Oakridge

## Community Development District

### Revised Meeting Agenda

Seat 1: Ron Mitcham – (C.)	
Seat 3: Steven Nathasingh – (V.C.)	
Seat 2: Evangeline Ott – (A.S.)	
Seat 5: Open Seat	
Seat 4: Allen Blenden – (A.S.)	

Wednesday  
March 4, 2026  
6:00 p.m.

Driftwood Community Center  
3000 N 69th Avenue, Hollywood, FL 33024

[Join the meeting now](#)

Meeting ID: 217 932 040 618 4 and Passcode: Co6o9pB7  
1 872-240-4685 and Phone Conference ID: 462 364 249#

1. Roll Call
2. Organizational Matters
  - A. Acceptance of Resignation Letter from Ms. Ana Salazar – **Page 4**
  - B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #5 (11/2026)
  - C. Oath of Office for Newly Appointed Supervisor(s) – **Page 5**
  - D. Election of Officer(s)
3. Audience Comments – ***As per District's rules, each speaker has 3 minutes to provide comment***
4. Approval of the Minutes of the August 6, 2025 Meeting – **Page 6**
5. Consideration of **Resolution #2026-01** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 17**
6. Approval of the Agreement with the Broward County Supervisor of Elections Office for the 2026 Elections – **Page 28**
7. Discussion of:
  - A. Correspondence from Dr. Sugar Regarding District Drainage System (Hollywood Oaks Continued Flooding Concerns)
  - B. HOA Questions
  - C. Procedures for the General Election – **Page 40**
8. **Ratification and Approval of Interlocal Agreement with Tax Collector for Uniform Collection of Assessments – Page 41**
9. Staff Reports
  - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 51**
  - B. Engineer

C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 53**

10. Financial Reports

A. Acceptance of Check Register – **Page 57**

B. Acceptance of Unaudited Financials – **Page 62**

11. Supervisors Requests

12. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.oakridgecdd.com>***

**From:** Ana Salazar **Sent:** Monday, February 16, 2026 11:37 AM

**To:** Andrew Gill

**Subject:** Re: Oakridge CDD - Links for Ethics Training course options (2026)

Good morning Andrew,

I've been meaning to write you for quite a while and kept holding it off. This is to inform you, and the rest of the team thru you, that due to health reasons I am retiring from most of my activities including being a member of the Oakridge CDD. I appreciate all the team's activities to maintain the district and wish you all the best moving forward.

I trust the current team members can refer neighbors to replace me.

Respectfully to all,  
Ana Salazar

# Oath of Office

I, \_\_\_\_\_ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Oakridge Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Oakridge Community Development District, \_\_\_\_\_ County, Florida.**

**Signature** \_\_\_\_\_

**Home Address** \_\_\_\_\_

**County of Residence:** \_\_\_\_\_

**Telephone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

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

Sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ whose signature appears hereinabove.

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
Print Name

My Commission expires \_\_\_\_\_

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

Type of identification \_\_\_\_\_

**MINUTES OF MEETING  
OAKRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakridge Community Development District was held on August 6, 2025 at 6:00 p.m., at the Driftwood Community Center, 3000 N 69<sup>th</sup> Avenue, Hollywood, Florida.

Present and constituting a quorum were:

Ron Mitcham	Chairman
Steven Nathasingh	Vice Chairman
Ana Salazar	Assistant Secretary
Allen Blenden	Assistant Secretary
Evangeline Ott	Assistant Secretary

Also present were:

Andrew Gill	District Manager
Scott Cochran	District Counsel
Ramone Tesone <i>by phone</i>	District Engineer
Enrique Henri	Property Manager of Hollywood Oaks

**FIRST ORDER OF BUSINESS**

**Oath of Office for Mr. Ron Mitcham, Mr. Steven Nathasingh and Ms. Evangeline Ott**

Mr. Gill called the meeting to order at 6:06 p.m. and administered the oath of office to Supervisor Mitcham, Supervisor Nathasingh, and Supervisor Ott.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Gill called the roll.

**THIRD ORDER OF BUSINESS**

**Audience Comments – as per District’s rules, each speaker has 3 minutes to provide comment**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**                      **Approval of the Minutes of the  
May 7, 2025 Meeting**

Mr. Gill presented the minutes from the May 7, 2025 meeting and asked the Board for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Blenden seconded by Ms. Ott with all in favor, the Minutes of the May 7, 2025 Meeting were approved.

**FIFTH ORDER OF BUSINESS**                      **Public Hearing to Adopt the  
Fiscal Year 2026 Budget**

**A. Motion to Open the Public Hearing**

Mr. Gill asked for a motion to open the public hearing.

On MOTION by Mr. Mitcham seconded by Mr. Nathasingh with all in favor, Opening the Public Hearing, was approved.

**B. Public Comment and Discussion**

Mr. Gill asked for any public comments or discussion. Mr. Enrique Henri asked if the bonds mature at the end of 2028. Mr. Gill stated that the bonds mature on May 1, 2033. Mr. Blenden stated that they reissued the bonds to pay for the lake bank restoration.

Mr. Enrique Henri asked if anything can be done before 2033 as far as the bonds are concerned if there are going to be increases in the services. Mr. Gill stated separate from the administration of the CDD is the debt service and that is generally locked in unless the Board decides they are going to refinance.

Prior to getting to the resolutions, the budget that is in the agenda package was the budget that was previously approved by the Board, no changes have been made to that.

**C. Consideration of Resolution #2025-08 annual Appropriation Resolution**

Mr. Gill stated Resolution 2025-08 is the annual appropriations resolution and appropriates from the revenue the District will be receiving a portion for the general fund and a portion to pay the debt service.

On MOTION by Mr. Blenden seconded by Ms. Ott with all in favor, Resolution #2025-08 annual Appropriation Resolution, was approved.

**D. Consideration of Resolution #2025-09 Levy of Non Ad Valorem Assessments**

Mr. Gill stated Resolution 2025-09 allows the levy of the non ad valorem assessments on the properties within the District and passes that assessment roll on to the property appraiser.

On MOTION by Mr. Nathasingh seconded by Mr. Mitcham with all in favor, Resolution #2025-09 Levy of Non Ad Valorem Assessments, was approved.

**E. Motion to Close the Public Hearing**

Mr. Gill asked for a motion to close the public hearing.

On MOTION by Mr. Mitcham seconded by Mr. Nathasingh with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Gill reviewed the engagement letter with Grau & Associates to perform the audit for Fiscal Year 2025.

On MOTION by Ms. Ott seconded by Mr. Mitcham with all in favor, Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

**SEVENTH ORDER OF BUSINESS      Staff Reports**

**A. Attorney – Memorandum – 2025 Legislative Update**

**1) Affidavit Compliance with Anti-Human Trafficking Laws**

Mr. Cochran stated this is our annual memo summarizing the legislation that affects CDDs. The first one is the new public records exemption for certain categories and public officers that are allowed to request from the records custodian from a public entity to have certain of their identifying information exempt from the public record disclosure. CDD officers are not among those types of officers who are entitled to the exemption. However, if someone within the District does qualify as one of those categories of public officers and requests that their identifying information be kept exempt and comply with requirements of the statute then we would have to keep that exempt for them.

Mr. Cochran stated the second change deals with bond rating requirements and prohibits CDDs from imposing stricter bond rating requirements than the state allows.

The third update deals with rulemaking and adds red tape to the process, makes the requirements for notice to be more specific in terms of the format that is used.

The fourth change deals with ethics, there is a new stolen valor prohibition, people who campaign for seats or serving in seats are prohibited from claiming military service with honors that they didn't obtain. The other thing it does is allows the attorney general to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. If there is an ethics violation they assess monetary penalties, if those don't get paid within a certain period of time it does authorize the attorney general to garnish wages to enforce that.

Mr. Cochran stated the fifth change only applies to developer-controlled Boards, deals with platting and replatting.

Mr. Cochran noted the final update deals with different things regarding construction contracting and permitting type things. One that could be of interest is it requires the state department of environmental protection to establish minimum

standards for installing synthetic turf on residential properties and prohibits local governments from enforcing stricter work policies or guidelines that those the state allows.

The other thing the legislation does is reduces the timeframe within which certain building departments have to complete reviewing certain types of permit applications. That could be of interest if you are in for permitting.

**B. Engineer**

Mr. Nathasingh asked for the status of the FEMA issue. Mr. Gill stated between the last meeting and this meeting we had a call with the consultant but there is a resolution issue with the lapse and lidar, there is some sort of overlaying maps and the resolution for the properties next to each other was such that the level here was different than the level there. Ramon and I reached out to the state attempting to get updated maps for them to try overlay to correct that resolution. He is still in the process of working with them on that.

**C. Manager**

**1) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Gill stated as you will recall the state has asked CDDs to provide a list of performance standards that we hope to meet in the fiscal year. We provided a template to the Board, the Board approved it, and we met each of those conditions.

On MOTION by Ms. Ott seconded by Mr. Blenden with all in favor, the 2025 Performance Measures and Standards as Required by Florida Statute 189.0694 were approved.

Mr. Gill stated we would like to use the same template for Fiscal Year 2026 with an amendment to the number of meetings to hold at least two meetings.

On MOTION by Mr. Mitcham seconded by Ms. Ott with all in favor, the 2026 Performance Measures and Standards as Required by Florida Statute 189.0694 amended to hold at least two Board meetings annually, were approved.

**2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**

Mr. Gill presented the proposed Fiscal Year 2026 meeting schedule.

On MOTION by Mr. Nathasingh seconded by Ms. Ott with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule reflecting meetings on October 1, 2025, February 4, 2026, March 4, 2026, May 6, 2026, July 1, 2026 and August 5, 2026, was approved.

**3) Form 1 Financial Disclosure Due July 1, 2025**

Mr. Gill stated everyone has filed their form 1.

**4) Reminder to Complete Annual Ethics Training by December 31, 2025**

Mr. Gill stated your ethics training is due by December 31<sup>st</sup>. I can resend those links to the Board.

**5) Update on Letters Sent and Responses**

Mr. Gill stated the first letter deals with fences that extend from the property owner's home toward the lake. We wanted to clarify and the Board asked that we send letters to the homeowner's association so they can let their residents know that any fences that are installed need to be approved by the CDD if they extend to our property. I spoke with the engineer, and it is a little difficult because the easement is different depending on where the home is located. The best course of action is if the homeowner wants to install a fence that extends toward the lake, they should reach out to the CDD and the engineer and we can let them know if it is on our property and we need to approve it or no, the fence would still be on their property.

Mr. Gill stated I spoke with Supervisor Ott about a portal, I think the document we sent to the HOA I can send an additional email saying these were submitted to you and we request that they be included somewhere that residents can look at them. Would that be sufficient?

Ms. Ott stated I have asked that the documents be put on the homeowner association's portal and they are not there. I was told that she would put it out there, but

it needs to be there because the subject comes up more and more regularly and people are putting up temporary fences and it is looking pretty bad.

Mr. Mitchan stated we don't have a portal the Oakridge Homeowners Association has a portal. I wanted to check, this letter that went to Hollywood Oaks is the same one that went to Oakridge, correct?

Mr. Gill stated yes.

Mr. Mitcham stated how the HOA disseminates that information is up to the HOA. I don't think we should be telling them how to disseminate that information. We give them the letter stating this is what we need to do and how they choose to do it, whether they put it on the portal, saying it at the meeting, on the ACC form when they fill out the paperwork, however the individual homeowner's association chooses to disseminate that information is up to them.

Ms. Ott stated I didn't speak to her as a Supervisor here and I am on the HOA grievance committee in our community and at the HOA meeting the fences came up. I didn't say a word and I haven't seen this letter. At the grievance committee there was a resident that was talking about fences and one of the other members of the grievance committee said do it, I've got one. The next day I looked for the document and didn't find it and I called you. The residents didn't know anything about this letter or the rules and I didn't know how to get it out there so I asked the manager is this out there and she said she hadn't had time but she planned on doing it.

Mr. Gill stated I don't know if we are at the stage where we reach out to the homeowners, at other Districts we have done that. We start with the homeowners association saying please disseminate this to the residents and if that doesn't work and you as the CDD Board feel that folks are building things within a CDD easement essentially damaging the lake bank we would send a letter to those homes along the lake banks stating that these are the rules, this is what is required, this is what you cannot do. I don't know if we are ready for that yet.

Mr. Blenden asked can we put a copy of it on our website so it is a public record out there on the website that anybody could look at whether they choose to look is something else.

Mr. Gill stated we can put it on the website.

Mr. Nathasingh stated I am one of the homeowners on the lake and when the house was built, the builder put in the fence and they went straight down on the lake, in fact went over the bank. When we had the lake restoration recently it didn't interfere with that. At least where I am there is concrete that the fence sits on so it doesn't interfere with what we have done. Some of the homeowners who have been there a long time, it wasn't their choice to build a fence it was the builder.

There are some homeowners on the west side of Hollywood Oaks and there were trees directly on the bank and that to me is a problem. Some of these trees have very aggressive roots and the work we have done, the roots can go under it and damage it.. If there is anything to be done I suggest we find some way to get these trees removed. Those roots will go under and damage the matting.

Mr. Mitcham stated when it comes to these lake banks and we are talking about fencing here but with the point he brought up it should be anything that is going to be done on the bank needs to be approved by us.

Mr. Nathasingh stated there is a tree on my property directly on the lake and it has been there forever and I continue to cut it but who knows how long it has been there. I have no problem with it being removed because of the potential damage.

Mr. Mitcham stated when the neighborhoods were originally created there was a landscape plan that was done for every lot that showed where the trees were to be placed. Trees on the Oakridge side were not placed in the lake bank area. That would have been put in later and you would have to get a permit from the city to do that.

Mr. Nathasingh stated there is a row of Jamaican trees along that north wall and the seeds drop and they start growing and that is exactly what happened with me. It grew, I ignored it and in five years it was huge.

Mr. Mitcham stated for purposes of this conversation we will put it on our website for anything to be done within the lake banks they need approval from us.

Mr. Gill stated I don't think this specific letter needs to be included but I can work with Ron or another supervisor on a statement to be included on the website and have a link saying anything within the lake bank is prohibited.

Mr. Blenden stated I'm looking at our meeting schedule and if a resident wants to put in a fence and file the paperwork with the HOA on October 2<sup>nd</sup>, they can't do any work until we approve it.

Mr. Gill stated likely I would work with the engineer, we would receive that approval and I would reach out to the Board members. We wouldn't hold up approval or we could have a special meeting. This District was set up to be almost purely administrative and the HOA to handle homeowner issues.

Mr. Mitcham stated that is correct.

Mr. Gill stated I will work with Ron on what goes on the website. The next letter is sent to the City of Hollywood regarding 35<sup>th</sup> Street drainage system.

Mr. Mitcham stated there was a meeting you had with the city and there was a discussion of 35<sup>th</sup> Avenue and in that meeting the City of Hollywood indicated they were no longer interested in continuing to do what they were doing along 35<sup>th</sup> Avenue and if that was the case then I would like to get that in writing because we need to enter into an agreement with the master association to maintain 35<sup>th</sup> Avenue. This is a conversation and there is nothing in writing that backs up that conversation.

Mr. Gill stated that letter was sent in July and I did not receive a response. I left another voicemail and followed up with the city. At this point I think we should escalate it to get a response. The concern is if it is not being maintained by the city and it is not being maintained by the CDD and there was a storm and something could happen.

Mr. Mitcham stated currently we have nothing in the budget to do that maintenance. We need to know the next step and we need the city to clarify in writing their position.

Mr. Cochran stated prior to that meeting they said they don't want anything to do with it; they had taken the position in writing we own this and we maintain it and we said can you please inspect and clean these facilities.

Mr. Mitcham stated based on that letter we received that is what was being done. He attended a meeting after the date of that letter that was conflicting to the information that was in that letter. Now we need to clarify what the city's position is.

Ms. Ott stated the streets are starting to show wear. If the city owns that they have to do the streets and drainage.

Mr. Mitcham stated we conveyed the street.

Mr. Cochran stated one of the conditions of the original development was for the developer to build that road, including the drainage associated with it and that was part of an interlocal agreement between the city and developer. The clear intent in that agreement was for the District to convey 35<sup>th</sup> Avenue and the drainage structures and I believe we are talking about the same thing. It seemed to be the clear intent for all that to get conveyed from the District to the city. We looked through our files, I looked through the recorded documents and I didn't do a title search or anything like that but I was never able to find any document that looked like an instrument of conveyance, a bill of sale or a deed or anything going from the District to the city. I'm not clear whether that conveyance was formally effectuated. I know when Louis was managing he looked into that. I think the engineer has looked into it. Nobody has found that instrument so one of the things we did when the city was taking the position that it was ours is Louis sent them a letter asking them, you say it is yours will you provide us with written documentation reflecting the city's ownership and maintenance responsibility for that. Like the current letter, no response, no documents were provided. That was clearly the intent whether there is a formal instrument that effected that conveyance we haven't been able to find it.

Mr. Mitcham stated there was a discussion a long time ago when Commissioner Washterstrom was elected whether or not we wanted to take ownership of the street because at a certain point we were supposed to convey it over to the city. There were questions about making it a private road. At the end of the day we decided that the best route was to convey the street. I think there is a motion or something regarding the conveyance at one of the meetings and it would be around the time he was commissioner. If you look up those dates it should be within a year of that.

Mr. Cochran stated if we approved a conveyance that would get implemented. If you paid for a title search it would come up but me searching online and looking through our files, I didn't find anything.

Mr. Gill stated we have actual minute books and before our next meeting I will check. I will work with Scott and see if we can find anything that details the 35<sup>th</sup> Street drainage system conveyance.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

Mr. Gill presented the check register and asked for any questions.

On MOTION by Mr. Mitcham seconded by Ms. Ott with all in favor, the Check Register, was approved.

**B. Acceptance of Unaudited Financials**

Mr. Gill presented the unaudited financials, asked for any questions or comments, and hearing none asked the Board for a motion to accept them.

On MOTION by Mr. Mitcham seconded by Ms. Ott with all in favor, Accepting the Unaudited Financials, was approved.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Gill asked for a motion to adjourn the meeting.

On MOTION by Mr. Mitcham seconded by Mr. Nathasingh with all in the favor, the meeting was adjourned at 6:51 p.m.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**RESOLUTION 2026-01**

**A RESOLUTION OF THE OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR **FISCAL YEAR 2027** AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

**WHEREAS**, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

**WHEREAS**, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

**WHEREAS**, the Board of Supervisors desires to set the public hearing date;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKRIDE COMMUNITY DEVELOPMENT DISTRICT:**

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_  
Hour: \_\_\_\_\_  
Place: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

***Oakridge***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



# Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Debt Service Fund Series 2020</u>
5	<u>Capital Reserve Fund</u>
6	<u>Amortization Schedule</u>
7	<u>Assessment Schedule</u>

**Oakridge**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 55,366	\$ 48,421	\$ 6,945	\$ 55,366	\$ 55,366
Interest income	1,000	598	1,000	1,598	1,001
Misc. Income	-	111	-	111	-
Carry Forward Surplus	12,260	14,016	-	14,016	12,314
<b>TOTAL REVENUES</b>	<b>\$ 68,626</b>	<b>\$ 63,147</b>	<b>\$ 7,945</b>	<b>\$ 71,092</b>	<b>\$ 68,681</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Supervisor Fees	\$ 5,000	\$ -	\$ 4,000	\$ 4,000	\$ 6,000
FICA Taxes	383	-	306	306	459
Engineering	8,000	-	5,000	5,000	7,000
Attorney	10,000	1,928	6,073	8,000	10,000
Property Appraiser	1,240	1,236	-	1,236	1,240
Annual Audit	3,700	3,700	-	3,700	3,800
Management Fees	20,352	6,784	13,568	20,352	21,370
Website Maintenance	1,113	371	742	1,113	1,103
Trustee Fees	4,434	-	4,434	4,434	4,434
Postage & Delivery	350	9	91	100	200
Meeting Room Rental	350	-	250	250	350
Insurance General Liability	10,304	8,295	-	8,295	10,125
Printing & Binding	100	-	27	27	100
Legal Advertising	775	-	775	775	775
Office Supplies	50	-	14	14	50
Other Current Charges	2,300	377	623	1,000	1,500
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,626</b>	<b>\$ 22,874</b>	<b>\$ 35,903</b>	<b>\$ 58,777</b>	<b>\$ 68,681</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 40,272</b>	<b>\$ (27,958)</b>	<b>\$ 12,314</b>	<b>\$ -</b>

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Banyan Oakridge	140	\$ 12,502	\$ 13,300	\$ 95.00	\$ 95.00	\$ -
Oakridge North	232	20,718	22,040	95.00	95.00	-
Oakridge South	245	21,879	23,275	95.00	95.00	-
Banyan Multi	2	268	285	142.50	142.50	-
<b>TOTAL</b>	<b>619</b>	<b>\$ 55,366</b>	<b>\$ 58,900</b>			

**Oakridge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Property Appraiser**

The Broward County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Meeting Room Rental**

The District rent room with the City of Hollywood to conduct board meetings.

**Oakridge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Administrative (continued)**

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

**Oakridge**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b><u>REVENUES:</u></b>					
Interest Earnings	\$ 6,500	\$ 2,378	\$ 3,500	\$ 5,878	\$ 6,000
Carry Forward Surplus	178,395	-	-	-	5,378
<b>TOTAL REVENUES</b>	<b>\$ 184,895</b>	<b>\$ 2,378</b>	<b>\$ 3,500</b>	<b>\$ 5,878</b>	<b>\$ 11,378</b>
<b><u>EXPENDITURES:</u></b>					
Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Charges	500	232	268	500	500
<b>TOTAL EXPENDITURES</b>	<b>\$ 500</b>	<b>\$ 232</b>	<b>\$ 268</b>	<b>\$ 500</b>	<b>\$ 500</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 184,395</b>	<b>\$ 2,147</b>	<b>\$ 3,232</b>	<b>\$ 5,378</b>	<b>\$ 10,878</b>

**Oakridge**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Series 2020 Special Assessment Bonds**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 140,590	\$ 122,584	\$ 18,006	\$ 140,590	\$ 140,590
Interest Earnings	1,000	464	536	1,000	1,000
Carry Forward Surplus <sup>(1)</sup>	35,850	32,585	-	32,585	35,930
<b>TOTAL REVENUES</b>	<b>\$ 177,440</b>	<b>\$ 155,634</b>	<b>\$ 18,542</b>	<b>\$ 174,175</b>	<b>\$ 177,520</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 9,123	\$ 9,123	\$ -	\$ 9,123	\$ 8,055
Interest - 5/1	9,123	-	9,123	9,123	8,055
Principal - 5/1	120,000	-	120,000	120,000	125,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 138,245</b>	<b>\$ 9,123</b>	<b>\$ 129,123</b>	<b>\$ 138,245</b>	<b>\$ 141,109</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 39,195</b>	<b>\$ 146,511</b>	<b>\$ (110,581)</b>	<b>\$ 35,930</b>	<b>\$ 36,411</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 6,942

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Banyan Oakridge	140	\$ 53,493	\$ 56,907	\$ 406.48	\$ 406.48	\$ -
Oakridge North	232	34,219	\$ 36,403	\$ 156.91	\$ 156.91	-
Oakridge South	245	51,732	\$ 55,034	\$ 224.63	\$ 224.63	-
Banyan Multi	2	1,146	\$ 1,219	\$ 609.70	\$ 609.70	-
<b>TOTAL</b>	<b>619</b>	<b>\$ 140,590</b>	<b>\$ 149,564</b>			

**Oakridge**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2020 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/20	\$ 1,605,000	1.780%	\$ -	\$ 10,237	\$ 10,237
05/01/21	1,605,000	1.780%	110,000	14,240	
11/01/21	1,495,000	1.780%	-	13,261	137,501
05/01/22	1,495,000	1.780%	115,000	13,261	
11/01/22	1,380,000	1.780%	-	12,238	140,499
05/01/23	1,380,000	1.780%	115,000	12,238	
11/01/23	1,265,000	1.780%	5,000	11,214	143,452
05/01/24	1,260,000	1.780%	115,000	11,214	
11/01/24	1,145,000	1.780%	-	10,191	136,405
05/01/25	1,145,000	1.780%	120,000	10,191	
11/01/25	1,025,000	1.780%	-	9,123	139,313
05/01/26	1,025,000	1.780%	120,000	9,123	
11/01/26	905,000	1.780%	-	8,055	137,177
05/01/27	905,000	1.780%	125,000	8,055	
11/01/27	780,000	1.780%	-	6,942	139,997
05/01/28	780,000	1.780%	125,000	6,942	
11/01/28	655,000	1.780%	-	5,830	137,772
05/01/29	655,000	1.780%	125,000	5,830	
11/01/29	530,000	1.780%	-	4,717	135,547
05/01/30	530,000	1.780%	130,000	4,717	
11/01/30	400,000	1.780%	-	3,560	138,277
05/01/31	400,000	1.780%	130,000	3,560	
11/01/31	270,000	1.780%	-	2,403	135,963
05/01/32	270,000	1.780%	135,000	2,403	
11/01/32	135,000	1.780%	-	1,202	138,605
05/01/33	135,000	1.780%	135,000	1,202	136,202
<b>Total</b>			<b>\$ 1,605,000</b>	<b>\$ 201,943</b>	<b>\$ 1,806,943</b>

**Oakridge**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026 - 2027**

Neighborhood	O&M Units	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)
Banyan Oakridge	140	140	<b>\$95.00</b>	\$95.00	<b>\$0.00</b>	<b>\$406.48</b>	\$406.48	<b>\$0.00</b>	<b>\$501.48</b>	\$501.48	<b>\$0.00</b>
Oakridge North	232	232	<b>\$95.00</b>	\$95.00	<b>\$0.00</b>	<b>\$156.91</b>	\$156.91	<b>\$0.00</b>	<b>\$251.91</b>	\$251.91	<b>\$0.00</b>
Oakridge South	245	245	<b>\$95.00</b>	\$95.00	<b>\$0.00</b>	<b>\$224.63</b>	\$224.63	<b>\$0.00</b>	<b>\$319.63</b>	\$319.63	<b>\$0.00</b>
Banyan Multi	2	2	<b>\$142.50</b>	\$142.50	<b>\$0.00</b>	<b>\$609.70</b>	\$609.70	<b>\$0.00</b>	<b>\$752.20</b>	\$752.20	<b>\$0.00</b>
Total	619	619									

## MEMORANDUM

To: District Manager

From: Joe Scott,  
Broward County Supervisor of Elections 

Date: September 30, 2025

Subject: 2026 Special District/ Community Development District Election Agreement

This memorandum supersedes the Memorandum dated September 19, 2025, and includes corrections and clarifications regarding the applicable election fees and charges for Special District/Community Development District Elections (“District Elections”) in Broward County for the 2026 Election Cycle. Except as otherwise required by applicable law, the Broward County Supervisor of Elections conducts District Elections in conjunction with countywide or statewide elections typically in November of even numbered years. The applicable fees and charges for elections held **in conjunction with countywide or statewide elections** are as follows:

**Candidates Only:**

No charge

**One or more ballot questions or referenda:**

Base Fee: \$2.79 per registered voter

Surplus Fee: \$0.15 per registered voter for each additional ballot page beyond the first page

**The district is responsible for 100% of the fees and costs for a stand-alone election, i.e., a special district election held when there are no other countywide or statewide elections. The dates for such special elections may be called by the Governor, and the costs and fees are substantially higher than the fees and charges referenced above.**

An estimate of your applicable election fees and costs will be included in your election agreement with the Broward County Supervisor of Elections, which must be fully executed in advance of the applicable election. The actual election fee will be determined by the number of voters registered to vote in your district at book closing for the applicable election.

If you have any questions, please do not hesitate to contact Shameika Williams at Shameika.w@browardvotes.gov.



**ELECTION AGREEMENT FOR OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT  
A BROWARD COUNTY SPECIAL DISTRICT OR COMMUNITY DEVELOPMENT DISTRICT**

This Election Agreement is between the Broward County Supervisor of Elections, a Broward County Constitutional Officer ("Supervisor"), and Oakridge Community Development District, a special district as defined in Section 189.012, Florida Statutes, or a community development district as defined in Section 190.003(6), Florida Statutes ("District") (each a "Party" and collectively referred to as the "Parties").

**RECITALS**

A. Supervisor has certain duties, functions, and responsibilities provided in the Florida Election Code (Chapters 97 through 106, Florida Statutes), as amended from time to time. Among Supervisor's duties, functions, and responsibilities are the engagement, training, and assigning of Poll Workers (as hereinafter defined), in connection with federal, state, county, and certain municipal and district elections described in Florida Election Code.

B. Supervisor possesses the requisite legal authority, expertise, personnel, and equipment to assist District in selecting and training Poll Workers and conducting its election(s) in Broward County, Florida; and pursuant to Section 189.04(2)(a), as applicable, District desires to delegate to Supervisor the power, duty, and authority to conduct District's election(s) under the terms, conditions, and provisions of this Agreement.

C. Pursuant to Section 100.011(4), District is responsible for the costs associated with conducting its elections, or its proportionate share, including without limitation all "election costs" as defined in Section 97.021(15), Florida Statutes.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**ARTICLE 1. DEFINITIONS**

**1.1. Applicable Law** means all applicable federal, state, county, municipal, or other government entity laws, rules, regulations, codes, ordinances, advisory opinions, as amended from time to time, including without limitation, the provisions in Chapters 189 or 190 of the Florida Statutes, as applicable, on the conduct of District's elections; the Americans with Disabilities Act, 42 U.S.C. § 12101; and Section 504 of the Rehabilitation Act of 1973.

**1.2. Broward County Supervisor of Elections or Supervisor** means Joe Scott in his official capacity as the Broward County Supervisor of Elections or the then-current duly elected or appointed successor, as applicable.

**1.3. Election Fees** means all fees, costs, charges, and expenses associated with the District Elections and Supervisor's performance of the Election Services, including without limitation "election costs" as defined in Section 97.021(15), Florida Statutes, and amounts paid or due to Poll Workers.

**1.4. Election Services** means the duties, functions, obligations, and work required by Supervisor to conduct the District Elections and any additional services agreed to by the Parties and provided for in a written amendment to this Agreement.

**1.5. District Election(s)** means the District's elections within the scope of Article 2 of this Agreement or within the scope of any amendment to this Agreement.

**1.6. Poll Worker(s)** means trained and paid individuals who are active voters and provide various election related services at precincts or Polling Locations on election day or during early voting periods. Poll Workers include the positions and job descriptions listed and defined on Supervisor's website at BrowardVotes.gov.

**1.7. Polling Location(s)** means a building, including any portion thereof, designated by Supervisor where voters cast their ballots during an election, such as a school or a library.

**1.8. Stand-Alone Election(s)** means a District Election held when only District's candidates or questions are on the ballot, or when no other federal or state election is being held.

## **ARTICLE 2. SCOPE OF ELECTION SERVICES**

**2.1. District Elections.** District hereby engages Supervisor to perform Election Services in connection with the District's Elections scheduled to occur on November 3, 2026. If District desires Supervisor to perform Election Services for any additional elections ("Additional Elections"), the terms, conditions, and services relating to such Additional Elections shall be agreed to by both Parties and set forth in an amendment executed pursuant to the terms of this Agreement.

**2.2. Cost Estimates.** District acknowledges receipt of and has no objections to the current estimate of the Election Fees associated with the applicable District Elections, attached to this Agreement as Exhibit A ("Cost Estimate"). The Cost Estimate is subject to adjustment based on the actual costs incurred by Supervisor and does not include other necessary costs as provided for in Section 3.8 of this Agreement, if any.

**2.3. Final Invoice.** For each District Election, Supervisor will provide District with a final invoice, which includes the actual Election Fees associated with the applicable District Election, within six (6) months after the date of the applicable District Election ("Final Invoice").

**2.4. Polling Locations.** Except as otherwise provided in Section 3.2 and Applicable Law, Supervisor shall select and designate Polling Locations (including early voting locations) in Supervisor's sole and absolute discretion.

**2.5. Poll Workers.** Except as otherwise provided by Applicable Law, Supervisor shall select, assign, and train an appropriate number of Poll Workers for the District Elections, as determined by Supervisor in Supervisor's sole and absolute discretion.

**2.6. Payment of Poll Workers.** Supervisor shall set the amount of any stipends or pay rate, as applicable, for Poll Workers and pay Poll Workers in accordance with Applicable Law.

**2.7. County Voting System.** Except as otherwise required by Applicable Law, Supervisor shall use Broward County's current voting equipment and systems in the performance of the Election Services, and Supervisor shall determine, in Supervisor's sole and absolute discretion, the manner in which to use such voting systems and the type and number of such equipment to be used for each applicable District Election.

**2.8. Vote by Mail.** If the District Elections are conducted during a federal or state election, Supervisor shall provide vote by mail/absentee ballots to District's residents in the same manner as the federal or state election pursuant to Applicable Law. Vote by mail ballots for any Stand-Alone Election shall be subject to Supervisor's sole and absolute discretion, and District shall pay Supervisor for any fees and costs associated with any such vote by mail operations and materials.

### **ARTICLE 3. DISTRICT'S OBLIGATIONS**

**3.1. Supervisor's Compensation and Method of Payment.** Except as otherwise provided in Exhibit A, District shall pay Supervisor the Election Fees incurred and any other necessary costs as provided for in Section 3.8 for each applicable District Election. District shall timely pay Supervisor all amounts invoiced by Supervisor within thirty (30) days after receipt of Supervisor's Final Invoice. Payment shall be made to Supervisor at the address stated in Section 5.1 and pursuant to the instructions prescribed by Supervisor or Supervisor's authorized designee. District's payment obligation includes all Election Fees incurred by Supervisor, including any other necessary costs as provided for in Section 3.8 herein, which may be in excess of the Cost Estimate attached as Exhibit A or otherwise provided to District by Supervisor.

**3.2. Polling Locations.**

**3.2.1. District Elections During Countywide Elections.** For District Elections conducted during a countywide election, the Polling Locations shall be the same polling locations and precincts designated for the applicable county, state, or federal election; which locations will be determined and the terms for use negotiated by Supervisor in Supervisor's sole and absolute discretion.

**3.2.2. Stand-Alone Elections.** Not less than sixty (60) days prior to election day for the Stand-Alone Election, or the first day of Early Voting for the Stand-Alone Election, as applicable, District may provide in writing to Supervisor proposed Polling Locations for such District Election. For Polling Locations proposed by District, District shall provide Supervisor with copies of the rental agreements or other documentation for the utilization of the Polling Locations in the form and in the manner requested by Supervisor. Proposed Polling Locations shall be subject to final review and approval by Supervisor.

**3.2.3. Use of Polling Locations.** For each applicable District Election, Supervisor shall pay the rental costs and fees for the use of Polling Locations and such costs shall be included in the Election Fees set forth in the Cost Estimate and the Final Invoice for reimbursement by District.

**3.2.4. District's Additional Responsibilities for Polling Locations.** District is responsible for: (a) providing any additional security requested by District for the Polling Location(s); (b) fully cooperating with Supervisor to comply with any Applicable Law related to the Polling Location(s), including any standards or guidelines from the Florida Secretary of State; (c) if additional security is requested, ensuring compliance with Supervisor's then-existing security standards for Polling Locations; (d) if a Stand-Alone Election, entering into written use, license, or other rental agreements for the use of the sites on the terms and conditions set forth in any form(s) provided by Supervisor for such purpose or otherwise approved in advance by Supervisor; and (e) to the extent District owns, leases, sublets, or otherwise operates the Polling Location, the repair and maintenance of the Polling Location(s) in good structural and safe condition in compliance with Applicable Law, including without limitation the Americans with Disabilities Act, 42 U.S.C. § 12101, and Section 504 of the Rehabilitation Act and ensuring that the Polling Locations comply with all other Applicable Laws.

**3.2.5. Polling Location Changes.** District shall be responsible for and shall pay all costs incurred by Supervisor as a result of any Polling Location changes requested by District, including all costs associated with providing written notice to voters.

**3.3. Cooperation with Supervisor.** District shall promptly provide any and all documents, information, and cooperation reasonably requested by Supervisor in connection with Supervisor's performance of the Election Services and any other applicable duties and obligations under this Agreement.

**3.4. No Legal Advice; District's Responsible Person.** District shall be responsible for obtaining its own legal advice and determinations of Applicable Law related to the District Elections, including candidate qualifications and eligibility, petitions, referendums, and special elections. District acknowledges and agrees that Supervisor has no obligation to and expressly disclaims the provision of any legal advice, legal opinions, and legal guidance to District in connection with the performance of Supervisor's obligations under this Agreement. Prior to each District Election, District shall identify in writing and provide to Supervisor the contact information for the District's Clerk/Secretary or other official(s) who shall act as Supervisor's point of contact for District and who shall also be the District's official responsible for ensuring the performance and oversight of District's obligations in this Agreement with regard to the District Election under the Florida Election Code, and under District's governing documents, charter, or ordinances ("District's Responsible Person"). Notwithstanding the foregoing, except as otherwise required by the Florida Election Code or other Applicable Law, District agrees and acknowledges that Supervisor does not consent to and is not bound by any statute, District's governing documents, charter, or ordinance that provides for the delegation of duties to Supervisor unless such duties are expressly provided for in this Agreement or consented to by Supervisor in writing. Except as otherwise required by Applicable Law, any obligations or duties not set forth in this Agreement shall be the sole responsibility of District.

**3.5. Candidate Qualifications.** Unless otherwise provided by Applicable Law, candidates seeking a District seat shall qualify with the Supervisor as required by Chapter 99, Florida Statutes. District acknowledges that Supervisor's role as a qualifying officer is ministerial only, and Supervisor makes no determinations on a candidate's eligibility.

**3.6. Notifications and Election Ads Required by Law.** Supervisor shall prepare and arrange for publication in English, Spanish and Creole all election advertising and notices required under the Florida Election Code, directives and guidance from the Florida Secretary of State, and applicable state and federal laws. For all other election advertising and public notices, including without limitation, applicable recount notices and any other required notices to candidates, political parties, and political committees, District shall be responsible for the preparation and publication in English, Spanish and Creole of all such materials.

**3.7. Ballots; Other Election Material; and Translations.** No later than the first day of District's candidate qualifying period or such earlier date as required by Supervisor to timely prepare the ballots and perform the Election Services, District shall promptly furnish to Supervisor all ballot information in English, Spanish, and Creole, including any referendum titles, explanations, or questions. District shall be solely responsible for all translation costs. Further, District agrees to promptly approve layout and ballot proof(s) provided by Supervisor, and District shall be responsible for and shall ensure that all District Election materials, including required notices and ballots, are accurate and legally sufficient.

**3.8. Other Necessary Costs.** District shall reimburse Supervisor for any additional costs or fees not otherwise expressly provided for in this Agreement incurred as a result of the District Election, including without limitation, costs associated with conducting a recount or runoff, attorneys' fees and costs incurred by Supervisor in any matter related to the District Election, and costs caused by any negligence, mistake, or intentional act or omission by District, its employees, officers, commissioners, or agents.

#### **ARTICLE 4. SOVEREIGN IMMUNITY**

Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement. Each Party is a state agency or political subdivision as defined in Section 768.28, Florida Statutes, and shall be responsible for the acts and omissions of its agents or employees to the extent required by Applicable Law. This section shall survive the termination of all performance or obligations under this Agreement.

#### **ARTICLE 5. NOTICES AND PUBLIC RECORDS**

**5.1.** In order for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via e-mail, to the addresses listed below, and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this section.

Notices to Supervisor:

Attn: Joe Scott, Supervisor of Elections  
4650 NW 21st Avenue  
Fort Lauderdale, Florida 33309  
E-mail: jscott@browardvotes.gov

*With a copy to:*

Broward County Attorney's Office  
Attn: Devona A. Reynolds Perez  
115 South Andrews Avenue, Suite 423  
Fort Lauderdale, Florida 33301  
Email addresses: dreynoldsperez@broward.org

Notices to District:

Attn: \_\_\_\_\_ (name and title)

\_\_\_\_\_

Email address: \_\_\_\_\_

*With a copy to:*

\_\_\_\_\_

Email address: \_\_\_\_\_

**5.2. Public Records.** The Parties are public agencies subject to Chapter 119, Florida Statutes, and each Party shall comply with its respective obligations as provided by law. In providing the Election Services, Supervisor does not assume and expressly disclaims any designation or delegation as custodian of District's election records. In the event of an election contest or challenge, Supervisor agrees to cooperate in providing any public records that Supervisor maintains or otherwise controls.

**ARTICLE 6. DISPUTES; GOVERNING LAW, VENUE, AND WAIVER OF JURY TRIAL**

**6.1. Dispute Resolution; Attorneys' Fees.** Should a dispute arise regarding the interpretation of this Agreement or the performance of either Party, the Parties shall complete dispute resolution proceedings pursuant to Chapter 164, Florida Statutes, prior to commencing a legal action. Each Party shall bear its own attorneys' fees and costs, including in Chapter 164 proceedings and at both the trial and appellate levels.

**6.2. Law, Jurisdiction, Venue, Waiver of Jury Trial.** The terms, provisions, covenants, and conditions of this Agreement shall be construed solely in accordance with the laws of the State of Florida. The Parties agree that the exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the Parties agree that the exclusive venue for any

such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

#### **ARTICLE 7. TERM; TERMINATION**

**7.1. Agreement Term.** Unless earlier terminated as provided in this Agreement, the term of this Agreement shall be from the date of its full execution (the "Effective Date") until sixty (60) days after the election results have been certified, all vote processing equipment has been returned to Supervisor's warehouse, and any post-election audit or reconciliation, if required under Applicable Law, has been completed for the last District Election covered by this Agreement.

**7.2. Termination for Convenience.** Unless a District Election is scheduled to occur within the next ninety (90) days, or termination is otherwise prohibited by Applicable Law, this Agreement may also be terminated for convenience upon written notice by either Party, effective on the termination date stated in the written notice provided by the terminating Party, which termination date shall be not less than thirty (30) days after the date of such written notice. If this Agreement is terminated, Supervisor shall be paid for the Election Fees incurred through the effective date of termination and any other necessary costs provided for in Section 3.8. The payment obligations of District under this Agreement shall survive expiration or termination of this Agreement.

#### **ARTICLE 8. MISCELLANEOUS**

**8.1. Materiality and Waiver of Breach.** Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Supervisor's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

**8.2. Severability.** If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

**8.3. Prior Agreements.** This Agreement represents the final and complete understanding of the Parties regarding the subject matter and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.

**8.4. Amendments.** No modification, amendment, or alteration in the terms and conditions of this Agreement shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

**8.5. No Third-Party Beneficiaries.** Neither Supervisor nor District intends to primarily benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

**8.6. Joint Preparation and Interpretation.** This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against either Party. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated.

**8.7. Priority of Provisions.** If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached hereto or referenced or incorporated herein and any provision of Articles 1 through 8 of this Agreement, the provisions contained in Articles 1 through 8 shall prevail and be given effect.

**8.8. Counterparts and Multiple Originals.** This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of each of the Parties hereto.

**8.9. Independent Contractor.** Supervisor is acting as an independent contractor for District in the performance of Election Services under this Agreement. Nothing in this Agreement constitutes or creates a partnership, joint venture, or any other relationship between the Parties. Neither Party nor its agents shall act as officers, employees, or agents of the other Party. Neither Party shall have the right to bind the other Party to any obligation not expressly undertaken by that Party under this Agreement.

**8.10. Incorporation by Reference.** Any and all Recital clauses above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits are incorporated and made a part of this Agreement.

**8.11. Representation of Authority.** Each individual executing this Agreement on behalf of a Party hereto hereby represents and warrants that they are, on the date they sign this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

**8.12. Nondiscrimination.** No Party may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: BROWARD COUNTY SUPERVISOR OF ELECTIONS, JOE SCOTT, and DISTRICT, signing by and through its [INSERT TITLE OF DISTRICT'S AUTHORIZED SIGNER] duly authorized to execute same.

SUPERVISOR

By: \_\_\_\_\_  
Joe Scott, Broward County Supervisor of Elections

\_\_ day of \_\_\_\_\_, 202\_\_

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
115 South Andrews Avenue, Suite 423  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600

By \_\_\_\_\_  
Devona A. Reynolds Perez (Date)  
Assistant County Attorney

ELECTION AGREEMENT FOR OAKRIDGE  
A BROWARD COUNTY SPECIAL DISTRICT OR COMMUNITY DEVELOPMENT DISTRICT

DISTRICT

ATTEST:

\_\_\_\_\_  
, District's Clerk/Secretary

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

\_\_\_\_ day of \_\_\_\_\_, 202\_\_

I HEREBY CERTIFY that I have approved  
this Agreement as to form and legal  
sufficiency subject to execution by the  
Parties:

\_\_\_\_\_  
, District Counsel

District's Responsible Person (Section 3.4 of the Agreement):

Name and Title: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**EXHIBIT A - Special District Election Cost Estimate**

<b>Description</b>	<b>Cost per registered voter in District (per election)</b>
Election Fees for candidate only District Elections held in conjunction with November 2026 General Election:	\$0
<p align="center">With Ballot Question(s) Each Extra Ballot Page Side</p>	<p align="center">\$2.79 \$0.15</p>
<p><b>Estimate of District's Total Number of Registered Voters as of 09/18/2025: 1,188</b></p>	<p><b>Estimated Cost for November 2026 General Election: For candidate only: \$0</b></p> <p><b>Estimated cost with ballot question(s) plus extra ballot pages: \$3,314.52</b></p> <p><b><u>\$3,492.72</u> with 1 extra page</b> <b><u>\$3,670.92</u> with 2 extra pages</b></p>

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE  
BOARD OF SUPERVISORS OF THE  
OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Oakridge Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Broward County Supervisor of Elections located at 4650 NW 21st Ave, Fort Lauderdale, FL 33309 and the telephone number is 954-357-8683. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Broward County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Oakridge Community Development District has two seats up for election, specifically Seat #4 and Seat #5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Broward County Supervisor of Elections.

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

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THIS INTERLOCAL AGREEMENT (“Agreement”) made and entered into this 30th day of October, 2025, by and between the Oakridge Community Development District (the “District”), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the “Tax Collector”)(collectively, District and Tax Collector referred to as the “Parties”).

**SECTION I**  
**Purpose**

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments (“Special Assessments”), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

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

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

**SECTION II**  
**Term and Termination**

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10<sup>th</sup> of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach.

**SECTION III**  
**Duties and Responsibilities of District**

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the

collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

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

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

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

**SECTION IV**  
**Duties of the Tax Collector**

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

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

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

4. The Tax Collector hereby agrees to accept District [Resolution No. 1996-12](#) attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.

5. The Tax Collector will place the Special Assessments on the tax bill and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.

6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

## **SECTION VI** **Miscellaneous**

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

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

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

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

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

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

- a. As to Tax Collector: Hon. Abbey Ajayi  
Broward County Tax Collector  
115 S. Andrews Avenue, A100  
Fort Lauderdale, FL 33301  
  
With a copy to: Timothy R. Qualls, Esq.  
Young Qualls, P.A.  
Post Office Drawer 1833  
Tallahassee, FL 32302-1833
- b. As to District: District Manager  
Oakridge Community  
Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
c/o Jennifer McConnell  
  
With a copy to: Michael J. Pawelczyk, Esq.  
Billing Cochran, P.A.  
515 E. Las Olas Blvd., Suite 600  
Fort Lauderdale, FL 33301

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

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signed by:  
*Nadia Alcide*  
AB861013910C447...  
\_\_\_\_\_  
Signature

Signed by:  
*Abbey Ajayi*  
AB861013910C447...  
\_\_\_\_\_  
Abbey Ajayi, Tax Collector

Nadia Alcide  
\_\_\_\_\_  
Printed Name

11/5/2025  
\_\_\_\_\_  
Date

ATTEST:

OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:  
*Paul Winkeljohn*  
7E743FF03E08419...  
\_\_\_\_\_  
Signature

Signed by:  
*[Signature]*  
5219C4165DEB42B...  
\_\_\_\_\_  
Name: Ron Mitcham  
Title: Supervisor

Paul Winkeljohn  
\_\_\_\_\_  
Printed Name

2025-10-30  
\_\_\_\_\_  
Date

## EXHIBIT A

RESOLUTION 96-12

Resolution of the Board of Supervisors of the Oakridge Community Development District Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non Ad Valorem Assessments which hereinafter may be Levied by the District in Accordance with the Provisions of Chapter 197.3632 F.S.; and Providing an Effective Date:

WHEREAS, the Oakridge Community Development District was established pursuant to the provisions of Chapter 190 F. S. which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 F.S. for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 F . S .; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Chapter 197.3632 F.S. in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Chapter 197.3632 F.S. the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Broward County for four consecutive weeks preceding said hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT

1. The Oakridge Community Development District upon conducting its public hearing as required by Chapter 197.3632 F.S. hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 F.S. each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 F.S. for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached legal description which is made a part of

this Resolution as Exhibit "A". Said assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Broward County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before January 10, 1997.

PASSED AND ADOPTED THIS 14TH DAY OF FEBRUARY, 1996.



Vince Bonner  
Chairman



Gary L. Moyer  
Secretary

# LEGAL DESCRIPTION

**PORTIONS OF:**

LOTS 5, 6, 7, 8 AND 9 OF BLOCK 1, LESS THE NORTH 253.00 FEET THEREOF; AND ALL LOTS 10, 11, 12, 13, 14, 15 AND 16 OF BLOCK 1; THE SOUTHEAST ONE-QUARTER (S. E. 1/4) OF BLOCK 2; ALL OF LOTS 3, 4, 5 AND 6 OF BLOCK 3, ALL OF LOT 6 AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF BLOCK 4 OF "THE PLAT OF SECTIONS 28,29,31, AND 32 T50S,R42E", AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

**TOGETHER WITH:**

A PORTION OF LOTS 1 & 2, BLOCK 3 AND THAT PART OF A 25.00 FOOT SERVICE ALLEY AS SHOWN ON THE PLAT OF "DONNA SUBDIVISION" AS RECORDED IN PLAT BOOK 55, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

**BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:**

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31;  
 THENCE SOUTH 00° 18'53" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 31, A DISTANCE OF 1344.10 FEET;  
 THENCE SOUTH 89° 37'16" WEST, ALONG THE NORTHERLY LINE OF TRACT "A" AND ITS EASTERLY PROLONGATION OF THE PLAT OF "OAKLAKES" AS RECORDED IN PLAT BOOK 84, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 650.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND ALSO BEING THE POINT OF BEGINNING;  
 THENCE SOUTH 00° 31'36" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "A" AND THE WESTERLY LINE OF "FIRE STATION NO. 5/MORGUE" AS RECORDED IN PLAT BOOK 123, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1376.44 FEET TO THE NORTHERLY LINE OF BLOCK 16, OF THE PLAT OF "SECOND ADDITION TO "RAVENSWOOD ESTATES AND MARINAS" AS RECORDED IN PLAT BOOK 72, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SAID NORTHERLY LINE ALSO BEING THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 31);  
 THENCE SOUTH 86° 48'12" WEST, ALONG THE NORTHERLY LINE OF SAID BLOCK 16, A DISTANCE OF 328.28 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 16;  
 THENCE SOUTH 00° 13'50" WEST, ALONG THE WESTERLY LINE OF SAID BLOCK 16, A DISTANCE OF 1359.54 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 16; ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID LOT 6, BLOCK 4;

THENCE SOUTH 87° 13'51" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 6, BLOCK 4, AND ALONG THE NORTHERLY LINE OF THE PLAT OF "OAK POINT" AS RECORDED IN PLAT BOOK 101, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA A DISTANCE OF 996.80 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF "OAK POINT";  
 THENCE NORTH 00° 45'15" EAST, A DISTANCE OF 263.02 FEET;  
 THENCE SOUTH 87° 13'50" WEST, A DISTANCE OF 692.99 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF "SOUTHWEST 35TH AVENUE", (A 60.00 FOOT RIGHT-OF-WAY), AS RECORDED IN THE OFFICIAL RECORDS BOOK 2262, PAGE 581 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
 THENCE SOUTH 01° 06'22" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTHWEST 35TH AVENUE", A DISTANCE OF 263.13 FEET TO THE SOUTHERLY LINE OF SAID LOT 3, BLOCK 3 "THE PLAT OF SECTIONS 28,29,31 AND 32";  
 THENCE SOUTH 87° 12'49" WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 5, BLOCK 3, AND ALONG THE NORTHERLY LINE OF "HARGER HILLS" AS RECORDED IN PLAT BOOK 26, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A DISTANCE OF 1363.79 FEET TO THE NORTHWEST CORNER OF THE SAID "HARGER HILLS" PLAT;  
 THENCE NORTH 00° 57'26" WEST ALONG THE WESTERLY LINE OF SAID LOT 6, BLOCK 3 A DISTANCE OF 1335.75 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 31;

THENCE NORTH 04° 19'43" EAST, ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 31, A DISTANCE OF 1545.29 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4);  
 THENCE NORTH 89° 27'11" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1352.44 FEET;  
 THENCE NORTH 89° 37'16" EAST, A DISTANCE OF 40.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF "S.W. 35TH AVENUE";  
 THENCE NORTH 01° 06'22" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1374.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "GRIFFIN ROAD" AS RECORDED IN THE OFFICIAL RECORDS BOOK 9678, PAGE 731 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
 THENCE SOUTH 87° 30'47" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "GRIFFIN ROAD", A DISTANCE OF 91.63 FEET; THENCE NORTH 74° 03'07" EAST A DISTANCE OF 37.95 FEET;  
 THENCE SOUTH 87° 30'47" EAST, A DISTANCE OF 341.50 FEET TO THE EASTERLY LINE OF LOT 2, BLOCK 3 OF SAID "DONNA SUBDIVISION";  
 THENCE SOUTH 02° 29'13" WEST, ALONG SAID EASTERLY LINE OF LOT 2, BLOCK 3, A DISTANCE OF 168.00 FEET TO THE SOUTHERLY LINE OF SAID "DONNA SUBDIVISION";  
 THENCE SOUTH 87° 30'47" EAST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 1053.12 FEET;  
 THENCE SOUTH 02° 29'13" WEST, A DISTANCE OF 699.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 375.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52° 04'11", A DISTANCE OF 340.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86° 37'40", A DISTANCE OF 75.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (RADIAL TO SAID POINT BEARS SOUTH 33° 40'21" WEST), HAVING A RADIUS OF 425.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34° 03'05", A DISTANCE OF 252.58 FEET TO THE POINT OF TANGENCY;  
 THENCE NORTH 89° 37'16" EAST, A DISTANCE OF 23.11 FEET TO THE POINT OF BEGINNING.

LESS PARCELS E AND F OF THE "BANYON OAKRIDGE PLAT" AS RECORDED IN PLAT BOOK 157, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## EXHIBIT 2

<h3 style="margin: 0;">LEGAL DESCRIPTION</h3> <h4 style="margin: 0;">OAKRIDGE</h4> <p style="margin: 0;">CITY OF HOLLYWOOD, FLORIDA</p> <p style="margin: 0;">FOR: MICHAEL SWERDLOW COMPANIES, INC.</p>		DES. KMH CHK. KMH	DWG. AMO APP. KMH
		DATE 07/07/95	
		PROJECT NO. 3539-07	
		DRAWING NO. EX-2	
 <p style="font-size: small;">Engineers • Planners Land Surveyors Environmental Professionals</p> <p style="font-size: x-small;">1800 N. Douglas Road, Suite 200 Pembroke Pines, Florida 33024 (305)436-7000 Fax: (305)436-8664</p>			
APPROVED: _____ FLA. REGISTRATION NO. 37280 DATE: _____			

NO.	DATE	DESCRIPTION	BY	CHK.

LAW OFFICES  
**BILLING**  **COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOLFFE

February 3, 2026

VIA E-MAIL ONLY– [agill@gmssf.com](mailto:agill@gmssf.com)

Mr. Andrew Gill  
District Manager  
Governmental Management Services  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure  
Oakridge Community Development District  
Our File: 341.95316**

Dear Andrew:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

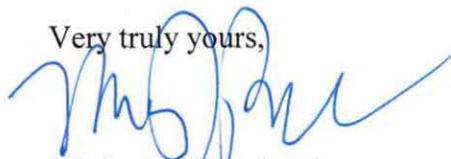
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Andrew Gill  
February 3, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Andrew J. Gill  
District Manager  
GMS-SF

OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT  
2024-2025 REPORT – PERFORMANCE MEASURES  
AND STANDARDS

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form



Andrew J. Gill  
District Manager  
GMS-SF

## **Oakridge Community Development District**

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

---

### **1. Community Communication and Engagement**

#### **Goal 1.1: Public Meetings Compliance**

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

*Meeting Dates:*

October 09, 2024

February 04, 2026 - Canceled

March 04, 2026 - Canceled

May 07, 2026

July 01, 2026 - Canceled

August 06, 2026

Result: Standard achieved.

#### **Goal 1.2: Notice of Meetings Compliance**

All meetings were properly noticed on the District’s website and via local newspaper, in compliance with Florida Statutes.

**Result: Standard achieved.**

#### **Goal 1.3: Access to Records Compliance**

Monthly website reviews were performed, and minutes and public records remain current and available.

**Result: Standard achieved.**

---

### **2. Infrastructure and Facilities Maintenance**

#### **Goal 2.1: Field/District Management Site Inspections**

Management conducted site inspections per the District Management Services Agreement.

**Result: Standard achieved.**

#### **Goal 2.2: District Engineer Inspections**

The District Engineer completed an annual infrastructure inspection and submitted a report.

**Result: Standard achieved.**

---

Andrew J. Gill  
District Manager  
GMS-SF

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

**Result: Standard achieved.**

#### **Goal 3.2: Financial Reports**

The District website includes the latest annual audit, current budget, and financials as required.

**Result: Standard achieved.**

#### **Goal 3.3: Annual Financial Audit**

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

**Result: Standard achieved.**

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#### **Overall Determination**

The Oakridge Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: \_\_\_\_\_

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

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

Oakridge Community Development District

District Manager: \_\_\_\_\_

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

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

Oakridge Community Development District

Andrew J. Gill  
District Manager  
GMS-SF

# Oakridge

COMMUNITY DEVELOPMENT DISTRICT

## Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>Fiscal Year 2025</b>		
Jul - Sep 2025	1190 - 1200	\$22,200.45
<b>Fiscal Year 2026</b>		
Oct - Jan 2026	1201 - 1208	\$157,158.81
<b>TOTAL</b>		<b>\$179,359.26</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/28/25	00002	6/30/25	194043	202506	310-51300	31500	BILLING COCHRAN, P.A.	*	400.00	400.00	001190
			JUN 25	-							
7/28/25	00020	7/01/25	242	202507	310-51300	34000	GOVERNMENTAL MANAGEMENT SERVICES	*	1,600.00		
			JUL 25	-							
		7/01/25	242	202507	310-51300	35110	GOVERNMENTAL MANAGEMENT SERVICES	*	87.50		
			JUL 25	-							
		7/01/25	242	202507	310-51300	42000	GOVERNMENTAL MANAGEMENT SERVICES	*	2.07		
			JUL 25	-							
										1,689.57	001191
8/26/25	00030	8/05/25	8674	202507	310-51300	31100	ALVAREZ ENGINEERS, INC.	*	185.00	185.00	001192
			JUL 25	-							
8/26/25	00002	7/31/25	194493	202507	310-51300	31500	BILLING COCHRAN, P.A.	*	522.50	522.50	001193
			JUL 25	-							
8/26/25	00020	8/01/25	243	202508	310-51300	34000	GOVERNMENTAL MANAGEMENT SERVICES	*	1,600.00		
			AUG 25	-							
		8/01/25	243	202508	310-51300	35110	GOVERNMENTAL MANAGEMENT SERVICES	*	87.50		
			AUG 25	-							
		8/01/25	243	202508	310-51300	42000	GOVERNMENTAL MANAGEMENT SERVICES	*	.69		
			AUG 25	-							
										1,688.19	001194
8/26/25	00025	7/25/25	7835455	202507	310-51300	32300	U.S. BANK	*	4,040.63	4,040.63	001195
			SERIES 2020 TRUSTEE FEES								
9/17/25	00030	9/03/25	8719	202508	310-51300	31100	ALVAREZ ENGINEERS, INC.	*	341.25	341.25	001196
			AUG 25	-							
9/17/25	00002	8/31/25	195037	202508	310-51300	31500	BILLING COCHRAN, P.A.	*	825.00	825.00	001197
			AUG 25	-							
9/17/25	00027	9/15/25	29211	202509	300-15500	10000	EGIS INSURANCE ADVISORS, LLC	*	8,295.00	8,295.00	001198
			FY 26 INSURANCE POLICY								
9/17/25	00020	9/01/25	244	202509	310-51300	34000		*	1,600.00		
			SEP 25	-							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/25	244	244	202509 310-51300-35110	SEP 25	-	WEBSITE ADMIN				*	87.50		
9/01/25	244	244	202509 310-51300-42000	SEP 25	-	POSTAGE				*	.74		
9/01/25	244	244	202509 310-51300-42500	SEP 25	-	COPIES				*	13.65		
9/01/25	244	244	202509 310-51300-48000	SEP 25	-	TRIBUNE				*	139.59		
GOVERNMENTAL MANAGEMENT SERVICES											1,841.48	001199	
9/17/25	00005	9/17/25	TAX REC 202509 300-20700-10000			TAX RECEIPTS TSFR				*	2,371.83		
OAKRIDGE CDD											2,371.83	001200	
TOTAL FOR BANK A											22,200.45		
TOTAL FOR REGISTER											22,200.45		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/25	00008	10/01/25 92397	202510 310-51300-54000	FY26-SPECIAL DISTRICT FEE	*	175.00	
DEPARTMENT OF ECONOMIC OPPORTUNITY							175.00 001201
12/12/25	00002	9/30/25 195469	202509 310-51300-31500	SEP 25 - LEGAL SERVICES	*	577.50	
		10/31/25 195886	202510 310-51300-31500	OCT 25 - LEGAL SERVICES	*	715.00	
		11/30/25 196240	202511 310-51300-31500	NOV 25 - LEGAL SERVICES	*	400.00	
BILLING COCHRAN, P.A.							1,692.50 001202
12/12/25	00020	10/01/25 245	202510 310-51300-34000	OCT 25 - MGMT FEES	*	1,696.00	
		10/01/25 245	202510 310-51300-35110	OCT 25 - WEBSITE ADMIN	*	92.75	
		10/01/25 245	202510 310-51300-42000	OCT 25 - POSTAGE	*	7.40	
		11/01/25 247	202511 310-51300-34000	NOV 25 - MGMT FEES	*	1,696.00	
		11/01/25 247	202511 310-51300-35110	NOV 25 - WEBSITE ADMIN	*	92.75	
		12/01/25 248	202512 310-51300-34000	DEC 25 - MGMT FEES	*	1,696.00	
		12/01/25 248	202512 310-51300-35110	DEC 25 - WEBSITE ADMIN	*	92.75	
GOVERNMENTAL MANAGEMENT SERVICES							5,373.65 001203
12/12/25	00019	12/04/25 12042025	202512 310-51300-31600	COUNTY TAX ROLL 2025	*	1,236.00	
MARTY KIAR ATTN: HOLLY CIMINO							1,236.00 001204
12/17/25	00004	12/16/25 SURPLUS	202512 300-15100-10000	XFR SURPLUS FUNDS TO SBA	*	15,000.00	
		12/16/25 SURPLUS	202512 300-15100-10000	XFR SURPLUS FUNDS TO SBA	V	15,000.00-	
FLORIDA MUNICIPAL INSURANCE TRUST							.00 001205
12/17/25	00005	12/15/25 TAX REC	202512 300-20700-10000	TAX RECEIPTS TSFR	*	58,904.76	
OAKRIDGE CDD							58,904.76 001206
12/19/25	00005	12/19/25 TAX REC	202512 300-20700-10000	TAX RECEIPTS TSFR	*	59,776.90	
OAKRIDGE CDD							59,776.90 001207

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/19/25	00013	12/19/25	SURPLUS 202512 300-15100-10000 XFR SURPLUS TO SBA	STATE BOARD OF ADMINISTRATION	*	30,000.00	30,000.00 001208
TOTAL FOR BANK A						157,158.81	
TOTAL FOR REGISTER						157,158.81	

***Oakridge***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2026***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Capital Reserve Fund</u>
4	<hr/>	<u>Debt Service Fund Series 2020</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>

**Oakridge**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 29,148	\$ -	\$ 5,967	\$ 35,115
Due from General Fund	-	6,555	-	6,555
<u>Investments:</u>				
State Board of Administration (SBA)	64,862	-	174,678	239,540
<b>Series 2020</b>				
Revenue	-	146,276	-	146,276
Prepayment	-	23	-	23
<b>Total Assets</b>	<b>\$ 94,010</b>	<b>\$ 152,854</b>	<b>\$ 180,645</b>	<b>\$ 427,509</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 6,303	\$ -	\$ -	\$ 6,303
Due to Debt Service	6,555	-	-	6,555
<b>Total Liabilities</b>	<b>\$ 12,858</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,858</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 152,854	\$ -	\$ 152,854
Assigned for:				
Capital Reserves	-	-	180,645	180,645
Unassigned	81,153	-	-	81,153
<b>Total Fund Balances</b>	<b>\$ 81,153</b>	<b>\$ 152,854</b>	<b>\$ 180,645</b>	<b>\$ 414,652</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 94,010</b>	<b>\$ 152,854</b>	<b>\$ 180,645</b>	<b>\$ 427,509</b>

# Oakridge

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 55,366	\$ 48,421	\$ 48,421	\$ -
Interest Income	1,000	333	598	265
Misc. Income	-	-	111	111
<b>Total Revenues</b>	<b>\$ 56,366</b>	<b>\$ 48,754</b>	<b>\$ 49,131</b>	<b>\$ 376</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
FICA Taxes	383	191	-	191
Engineering	8,000	2,667	-	2,667
Attorney	10,000	3,333	1,928	1,406
Property Appraiser	1,240	1,240	1,236	4
Annual Audit	3,700	3,700	3,700	-
Management Fees	20,352	6,784	6,784	-
Website Maintenance	1,113	371	371	-
Trustee Fees	4,434	-	-	-
Postage & Delivery	350	117	9	108
Meeting Room Rental	350	117	-	117
Insurance General Liability	10,304	10,304	8,295	2,009
Printing & Binding	100	33	-	33
Legal Advertising	775	258	-	258
Office Supplies	50	17	-	17
Other Current Charges	2,300	767	377	390
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Expenditures</b>	<b>\$ 68,626</b>	<b>\$ 32,574</b>	<b>\$ 22,874</b>	<b>\$ 9,699</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ (12,260)</b>	<b>\$ 16,181</b>	<b>\$ 26,256</b>	<b>\$ 10,076</b>
<b>Net Change in Fund Balance</b>	<b>\$ (12,260)</b>	<b>\$ 16,181</b>	<b>\$ 26,256</b>	<b>\$ 10,076</b>
<b>Fund Balance - Beginning</b>	<b>\$ 12,260</b>		<b>\$ 54,896</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 81,153</b>	

**Oakridge**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest Income	\$ 6,500	\$ 2,167	\$ 2,378	\$ 212
<b>Total Revenues</b>	<b>\$ 6,500</b>	<b>\$ 2,167</b>	<b>\$ 2,378</b>	<b>\$ 212</b>
<b>Expenditures:</b>				
Capital Improvements	\$ -	\$ -	\$ -	\$ -
Bank Charges	500	167	232	(65)
<b>Total Expenditures</b>	<b>\$ 500</b>	<b>\$ 167</b>	<b>\$ 232</b>	<b>\$ (65)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 6,000</b>	<b>\$ 2,000</b>	<b>\$ 2,147</b>	<b>\$ 147</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,000</b>	<b>\$ 2,000</b>	<b>\$ 2,147</b>	<b>\$ 147</b>
<b>Fund Balance - Beginning</b>	<b>\$ 178,395</b>		<b>\$ 178,498</b>	
<b>Fund Balance - Ending</b>	<b>\$ 184,395</b>		<b>\$ 180,645</b>	

# Oakridge

## Community Development District Debt Service Fund Series 2020

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 140,590	\$ 122,584	\$ 122,584	\$ -
Interest Income	1,000	333	464	131
<b>Total Revenues</b>	<b>\$ 141,590</b>	<b>\$ 122,918</b>	<b>\$ 123,049</b>	<b>\$ 131</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 9,123	\$ 9,123	\$ 9,123	\$ -
Interest - 5/1	9,123	-	-	-
Principal - 5/1	120,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 138,245</b>	<b>\$ 9,123</b>	<b>\$ 9,123</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 3,345</b>	<b>\$ 113,795</b>	<b>\$ 113,926</b>	<b>\$ 131</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,345</b>	<b>\$ 113,795</b>	<b>\$ 113,926</b>	<b>\$ 131</b>
<b>Fund Balance - Beginning</b>	<b>\$ 35,850</b>		<b>\$ 38,928</b>	
<b>Fund Balance - Ending</b>	<b>\$ 39,195</b>		<b>\$ 152,854</b>	

**Oakridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 9,469	\$ 36,273	\$ 2,679	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,421
Interest Income	125	117	143	213	-	-	-	-	-	-	-	-	598
Misc. Income	-	-	111	-	-	-	-	-	-	-	-	-	111
<b>Total Revenues</b>	<b>\$ 125</b>	<b>\$ 9,586</b>	<b>\$ 36,528</b>	<b>\$ 2,892</b>	<b>\$ -</b>	<b>\$ 49,131</b>							
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	715	400	400	413	-	-	-	-	-	-	-	-	1,928
Annual Audit	-	-	-	3,700	-	-	-	-	-	-	-	-	3,700
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	1,696	1,696	1,696	1,696	-	-	-	-	-	-	-	-	6,784
Property Appraiser	-	-	1,236	-	-	-	-	-	-	-	-	-	1,236
Website Maintenance	93	93	93	93	-	-	-	-	-	-	-	-	371
Postage & Delivery	7	-	-	1	-	-	-	-	-	-	-	-	9
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	132	89	83	73	-	-	-	-	-	-	-	-	377
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Expenditures</b>	<b>\$ 11,113</b>	<b>\$ 2,278</b>	<b>\$ 3,508</b>	<b>\$ 5,976</b>	<b>\$ -</b>	<b>\$ 22,874</b>							
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,988)</b>	<b>\$ 7,308</b>	<b>\$ 33,020</b>	<b>\$ (3,083)</b>	<b>\$ -</b>	<b>\$ 26,256</b>							
<b>Net Change in Fund Balance</b>	<b>\$ (10,988)</b>	<b>\$ 7,308</b>	<b>\$ 33,020</b>	<b>\$ (3,083)</b>	<b>\$ -</b>	<b>\$ 26,256</b>							

**Oakridge**  
**Community Development District**  
**Long Term Debt Report**

<b>Special Assessment Bonds</b>	
<b>Series 2020</b>	
Original Bond Issue Amount:	\$1,605,000
Interest Rate:	1.78%
Maturity Date:	May 1, 2033
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$0
Reserve Fund Balance	\$0
Bonds Outstanding - 6/22/2020	\$1,605,000
Less: Principal Payment - 5/1/21	(\$110,000)
Less: Principal Payment - 5/1/22	(\$115,000)
Less: Principal Payment - 5/1/23	(\$115,000)
Less: Special Call - 11/1/23	(\$5,000)
Less: Principal Payment - 5/1/24	(\$115,000)
Less: Principal Payment - 5/1/25	(\$120,000)
<b>Current Bonds Outstanding</b>	<b>\$1,025,000</b>

**Oakridge**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Broward County**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

	Gross Assessments	\$ 58,900	\$ 149,407	\$ 208,307
	Net Assessments	\$ 55,366	\$ 140,443	\$ 195,809

allocation in %                      28%                      72%                      100%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	2020		Total
						O&M Portion	Debt Service	
11/21/25	\$ 35,259	\$ 1,434	\$ 338	\$ -	\$ 33,487	\$ 9,469	\$ 24,018	\$ 33,487
12/05/25	47,288	1,892	454	-	44,942	12,708	32,234	44,942
12/19/25	87,646	3,462	842	-	83,342	23,566	59,777	83,342
01/02/26	4,152	132	40	-	3,981	1,126	2,855	3,981
01/16/26	5,369	159	52	-	5,158	1,459	3,700	5,158
01/23/26	-	-	-	95	95	95	-	95
<b>TOTAL</b>	<b>\$ 179,714</b>	<b>\$ 7,078</b>	<b>\$ 1,726</b>	<b>\$ 95</b>	<b>\$ 171,005</b>	<b>\$ 48,421</b>	<b>\$ 122,585</b>	<b>\$ 171,005</b>

<b>86%</b>	<b>Percent Collected</b>
<b>\$ 28,593</b>	<b>Balance Remaining to Collect</b>