

**LEXINGTON  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 4, 2025  
REGULAR MEETING**

**[Join the meeting now](#)**

Meeting ID: 226 318 394 387 7

Passcode: ii3UC9aS



2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

# Lexington Community Development District

## Board of Supervisors

David Staples, Chairman  
 Greg Karpinsky, Vice Chairman  
 Allen Tremmell, Assistant Secretary  
 Erin Scoccia, Assistant Secretary  
 Vacant, Assistant Secretary

## Staff:

Samantha Zanoni, District Manager  
 Maggie Mooney-Partale, District Counsel

## Meeting Agenda

**Monday, August 4, 2025 – 6:30 p.m.**

---

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Business Items**
  - A. Public Hearing on Fiscal Year 2026 Budget
    - i. Consideration of Resolution 2025-04; Adopting Fiscal Year 2026 Budget ..... Page 3
  - B. Public Hearing on Levying O&M Assessments
    - i. Consideration of Resolution 2025-05; Levying Non-Ad Valorem Assessments Fiscal Year 2026..... Page 22
  - C. Acceptance of 1<sup>st</sup> Quarter Website Audit ..... Page 24
  - D. Consideration of Resolution 2025-06; Fiscal Year 2026 Meeting Schedule ..... Page 36
  - E. Consideration of Resolution 2025-07; Adopting Goals and Objectives FY2026... Page 38
- 4. Staff Reports**
  - A. District Counsel
  - B. District Manager
- 5. Consent Agenda**
  - A. Consideration of Minutes from the Meeting held June 2, 2025..... Page 45
  - B. Consideration of May-June 2025 Financial Statements and Check Register ..... Page 47
- 6. Supervisor Requests**
- 7. Audience Comments – Three- (3) Minute Time Limit**
- 8. Adjournment**

*The next meeting is scheduled for Monday, January 5, 2026, at 6:30 p.m.*

## District Office:

2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

Rocky Bluff Library  
 6750 U.S. HWY 301 North  
 Ellenton, FL 34222

## RESOLUTION 2025-04

**A RESOLUTION OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR THE APPROPRIATIONS TO THE GENERAL FUND AND DEBT SERVICE FUND; PROVIDING FOR SUPPLEMENTAL APPROPRIATIONS; PROVIDING FOR THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (the “Board”) a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, pursuant to the provisions of Section 190.008(2)(b), Florida Statutes, at least sixty (60) days prior to the adoption of the Proposed Annual Budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”) the District shall file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District; and

WHEREAS, the District Manager has submitted the Proposed Budget to Manatee County in compliance with the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 5, 2025, the Board set August 4, 2025, as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a cash flow budget basis, whereby said budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year; and

WHEREAS, pursuant to Chapter 189 Florida Statutes, the District has timely posted a copy of the Proposed Budget at <http://www.LexingtonCDD.org>; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and

peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of the Lexington Community Development District finds and determines the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner which is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for Manatee County ("Tax Collector") political subdivision on compatible electronic medium tied to the property identification number no later than the 15<sup>th</sup> of September 2025 so that the Tax Collector may merge the Roll with others into the Collection Roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Lexington Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Manatee County Property Appraiser ("Property Appraiser") and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then those different procedures must be worked out and negotiated by the District Manager, with approval from the Board, before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE LEXINGTON COMMUNITY  
DEVELOPMENT DISTRICT;**

**Section 1.** The provisions of the whereas clauses are true and correct and are hereby fully incorporated by reference.

**Section 2. Budget**

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the District's Records

Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 3 below.

- b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. The Adopted Budget, as amended, shall be maintained in the Office of the District Treasurer and the District's Records Office and identified as "The Budget for the Lexington Community Development District for the Fiscal Year Ending September 30, 2026, as Adopted by the Board of Supervisors on August 4, 2025."

### **Section 3. Appropriations**

There shall be and hereby is appropriated out of the revenues of the Lexington Community Development District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 the sum of \$213,935.00, to be raised by the applicable imposition and levy by the Board of Supervisors of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>43,056.00</u> ,
DEBT SERVICE FUND	\$ <u>170,879.00</u> ,
 Total All Funds	 \$ <u>213,935.00</u> ,

### **Section 4. Supplemental Appropriations**

The Board of Supervisors may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of

provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, including previously approved transfers. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving such transfer requests comply with this section.

**Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board**

- a. The Fiscal Year 2026 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached **Exhibit A**, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O&M	<b>\$ 43,056.00</b>
Debt Service Fund	<b>\$ 170,879.00</b>

- b. The designee of the Board of Supervisors of the Lexington Community Development District shall be the Manager or the Treasurer of the District designated to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for the Manatee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 1 2D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy, but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably and adopted this 4<sup>th</sup> day of August 2025.

**ATTEST:**

**LEXINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**LEXINGTON**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

**Approved Budget**

**LEXINGTON**

## Community Development District

**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1
Budget Narrative .....	2-3
Exhibit A - Allocation of Fund Balances .....	4
<b><u>DEBT SERVICE BUDGETS</u></b>	
Series 2007	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	5
Amortization Schedule .....	6
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	7
Amortization Schedule .....	8
Budget Narrative .....	9
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2024-2023 Non-Ad Valorem Assessment Summary .....	10



**Lexington**  
**Community Development District**

**Operating Budget**  
**Fiscal Year 2026**

**LEXINGTON**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ 571	\$ 962	\$ -	\$ 962	68%	\$ 615
Interest - Tax Collector	-	910	-	910	0%	-
Special Assmnts- Tax Collector	43,895	43,327	568	43,895	0%	44,210
Special Assmnts- Discounts	(1,756)	(1,354)	-	(1,354)	-23%	(1,768)
Other Miscellaneous Revenues	450	-	450	450	0%	-
			-	-	0%	-
			-	-	0%	-
			-	-	0%	-
<b>TOTAL REVENUES</b>	<b>43,160</b>	<b>43,845</b>	<b>1,018</b>	<b>44,863</b>		<b>43,056</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	4,000	800	3,200	4,000	0%	4,000
FICA Taxes	308	142	166	308	0%	306
ProfServ-Legal Services	1,353	224	1,129	1,353	0%	1,353
ProfServ-Mgmt Consulting	20,019	11,678	8,341	20,019	0%	20,019
ProfServ-Property Appraiser	665	671	-	671	1%	665
ProfServ-Trustee Fees	7,187	5,091	2,096	7,187	0%	7,187
ProfServ-Web Site Development	1,780	1,619	161	1,780	0%	1,500
Auditing Services	4,200	4,600	-	4,600	10%	4,600
Postage and Freight	80	25	55	80	0%	75
Insurance - General Liability	2,036	1,856	180	2,036	0%	2,036
Legal Advertising	477	215	262	477	0%	477
Misc-Bank Charges	900	359	541	900	0%	
Misc-Assessment Collection Cost	658	666	-	666	1%	663
Office Supplies	300	-	300	300	0%	-
Annual District Filing Fee	175	175	-	175	0%	175
<b>Total Administrative</b>	<b>44,138</b>	<b>28,121</b>	<b>16,431</b>	<b>44,552</b>		<b>43,056</b>
<b>TOTAL EXPENDITURES</b>	<b>44,138</b>	<b>28,121</b>	<b>16,431</b>	<b>44,552</b>		<b>43,056</b>
Excess (deficiency) of revenues Over (under) expenditures	(978)	15,724	(15,413)	311		-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	(978)	-	-	-		-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(978)</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>
Net change in fund balance	(978)	15,724	(15,413)	311		-
<b>FUND BALANCE, BEGINNING</b>	<b>55,911</b>	<b>55,911</b>	<b>-</b>	<b>55,911</b>		<b>56,222</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 54,933</b>	<b>\$ 71,635</b>	<b>\$ (15,413)</b>	<b>\$ 56,222</b>		<b>\$ 56,222</b>

**LEXINGTON**

Community Development District

General Fund

**Budget Narrative  
Fiscal Year 2026****REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments-Tax Collector**

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

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

The District may receive monies from additional resources that are not included in any other category.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all the meetings.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

**Professional Services-Legal Services**

The District's Attorney provides 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 as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

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

**Professional Services-Property Appraiser**

The Property Appraiser 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 Property Appraiser 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 budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

**Professional Services – Trustee Fees**

The District issued Series Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**LEXINGTON**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Administrative** (continued)**Professional Services – Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount is based on historical cost.

**Postage and Freight**

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

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Legal Advertising**

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

**Miscellaneous-Bank Charges**

This includes monthly bank charges.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for her or his necessary administrative costs. 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 District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

**Office Supplies**

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

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**LEXINGTON**

Community Development District

*General Fund*

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 56,222
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>56,222</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	10,764 <sup>(1)</sup>
<b>Total Allocation of Available Funds</b>	<b>10,764</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 45,458</b>
---	------------------

**Notes**

(1) Represents approximately 4 months of operating expenditures

**Lexington**  
**Community Development District**

**Debt Service Budgets**  
**Fiscal Year 2026**

**LEXINGTON**

Community Development District

Series 2007 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 728	\$ 722	\$ 241	\$ 963	\$ 728
Special Assmnts- Tax Collector	22,692	22,409	283	22,692	22,692
Special Assmnts- Discounts	(908)	(692)	(216)	(908)	(908)
<b>TOTAL REVENUES</b>	<b>22,512</b>	<b>22,439</b>	<b>308</b>	<b>22,747</b>	<b>22,513</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
ProfServ-Property Appraiser	340	354	(14)	340	340
ProfServ-Tax Collector	340	354	(14)	340	340
<b>Total Administrative</b>	<b>680</b>	<b>708</b>	<b>(28)</b>	<b>680</b>	<b>2,069</b>
<i>Debt Service</i>					
Principal Prepayments	-	5,000	-	5,000	-
Interest Expense	9,288	4,644	4,644	9,288	8,748
<b>Total Debt Service</b>	<b>19,288</b>	<b>9,644</b>	<b>14,644</b>	<b>24,288</b>	<b>18,748</b>
<b>TOTAL EXPENDITURES</b>	<b>19,968</b>	<b>10,352</b>	<b>14,616</b>	<b>24,968</b>	<b>20,817</b>
Excess (deficiency) of revenues Over (under) expenditures	2,544	12,087	(14,308)	(2,221)	1,696
Net change in fund balance	2,544	12,087	(14,308)	(2,221)	1,696
<b>FUND BALANCE, BEGINNING</b>	<b>35,711</b>	<b>31,922</b>	<b>-</b>	<b>35,711</b>	<b>33,490</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 38,255</b>	<b>\$ 44,009</b>	<b>\$ (14,308)</b>	<b>\$ 33,490</b>	<b>\$ 35,185</b>

**LEXINGTON**

Community Development District

*Series 2007 Debt Service Fund***Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2024	\$ 172,000		5.4%	\$ 4,644	\$ 4,644
5/1/2025	\$ 172,000	\$ 10,000	5.4%	\$ 4,644	\$ 14,644
11/1/2025	\$ 162,000		5.4%	\$ 4,374	\$ 4,374
5/1/2026	\$ 162,000	\$ 10,000	5.4%	\$ 4,374	\$ 14,374
11/1/2026	\$ 152,000		5.4%	\$ 4,104	\$ 4,104
5/1/2027	\$ 152,000	\$ 11,000	5.4%	\$ 4,104	\$ 15,104
11/1/2027	\$ 141,000		5.4%	\$ 3,807	\$ 3,807
5/1/2028	\$ 141,000	\$ 12,000	5.4%	\$ 3,807	\$ 15,807
11/1/2028	\$ 129,000		5.4%	\$ 3,483	\$ 3,483
5/1/2029	\$ 129,000	\$ 11,000	5.4%	\$ 3,483	\$ 14,483
11/1/2029	\$ 118,000		5.4%	\$ 3,186	\$ 3,186
5/1/2030	\$ 118,000	\$ 13,000	5.4%	\$ 3,186	\$ 16,186
11/1/2030	\$ 105,000		5.4%	\$ 2,835	\$ 2,835
5/1/2031	\$ 105,000	\$ 14,000	5.4%	\$ 2,835	\$ 16,835
11/1/2031	\$ 91,000		5.4%	\$ 2,457	\$ 2,457
5/1/2032	\$ 91,000	\$ 14,000	5.4%	\$ 2,457	\$ 16,457
11/1/2032	\$ 77,000		5.4%	\$ 2,079	\$ 2,079
5/1/2033	\$ 77,000	\$ 15,000	5.4%	\$ 2,079	\$ 17,079
11/1/2033	\$ 62,000		5.4%	\$ 1,674	\$ 1,674
5/1/2034	\$ 62,000	\$ 16,000	5.4%	\$ 1,674	\$ 17,674
11/1/2034	\$ 46,000		5.4%	\$ 1,242	\$ 1,242
5/1/2035	\$ 46,000	\$ 16,000	5.4%	\$ 1,242	\$ 17,242
11/1/2035	\$ 30,000		5.4%	\$ 810	\$ 810
5/1/2036	\$ 30,000	\$ 17,000	5.4%	\$ 810	\$ 17,810
11/1/2036	\$ 13,000		5.4%	\$ 351	\$ 351
5/1/2037	\$ 13,000	\$ 13,000	5.4%	\$ 351	\$ 13,351
		\$ 172,000		\$ 70,092	\$ 242,092



**LEXINGTON**

Community Development District

Series 2015 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 5,754	\$ 3,160	\$ 1,053	\$ 4,213	\$ 5,754
Special Assmnts- Tax Collector	157,643	155,676	1,967	157,643	157,643
Special Assmnts- Discounts	(6,306)	(4,809)	(1,497)	(6,306)	(6,306)
<b>TOTAL REVENUES</b>	<b>157,091</b>	<b>154,027</b>	<b>1,523</b>	<b>155,550</b>	<b>157,091</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
ProfServ-Property Appraiser	2,365	2,463	(98)	2,365	2,365
ProfServ-Tax Collector	2,365	2,461	(96)	2,365	2,365
<b>Total Administrative</b>	<b>4,730</b>	<b>4,924</b>	<b>(194)</b>	<b>4,730</b>	<b>4,729</b>
<i>Debt Service</i>					
Principal Debt Retirement	100,000	-	100,000	100,000	105,000
Interest Expense	43,983	22,172	21,811	43,983	40,333
<b>Total Debt Service</b>	<b>143,983</b>	<b>22,172</b>	<b>121,811</b>	<b>143,983</b>	<b>145,333</b>
<b>TOTAL EXPENDITURES</b>	<b>148,713</b>	<b>27,096</b>	<b>121,617</b>	<b>148,713</b>	<b>150,062</b>
Excess (deficiency) of revenues Over (under) expenditures	8,378	126,931	(120,094)	6,837	7,029
Net change in fund balance	8,378	126,931	(120,094)	6,837	7,029
<b>FUND BALANCE, BEGINNING</b>	<b>138,676</b>	<b>130,533</b>	<b>-</b>	<b>138,676</b>	<b>145,513</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 147,054</b>	<b>\$ 257,464</b>	<b>\$ (120,094)</b>	<b>\$ 145,513</b>	<b>\$ 152,543</b>

**LEXINGTON**

Community Development District

*Series 2015 Debt Service Fund***ial Assessment Bonds**

mortization Schedule

<b>Date</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
11/1/2024	\$ 1,205,000		3.6%	\$ 22,172	\$ 22,172
5/1/2025	\$ 1,205,000	\$ 100,000	3.6%	\$ 21,811	\$ 121,811
11/1/2025	\$ 1,105,000		3.6%	\$ 20,332	\$ 20,332
5/1/2026	\$ 1,105,000	\$ 105,000	3.6%	\$ 20,001	\$ 125,001
11/1/2026	\$ 1,000,000		3.6%	\$ 18,400	\$ 18,400
5/1/2027	\$ 1,000,000	\$ 110,000	3.6%	\$ 18,100	\$ 128,100
11/1/2027	\$ 890,000		3.6%	\$ 16,376	\$ 16,376
5/1/2028	\$ 890,000	\$ 115,000	3.6%	\$ 16,198	\$ 131,198
11/1/2028	\$ 775,000		3.6%	\$ 14,260	\$ 14,260
5/1/2029	\$ 775,000	\$ 120,000	3.6%	\$ 14,028	\$ 134,028
11/1/2029	\$ 655,000		3.6%	\$ 12,052	\$ 12,052
5/1/2030	\$ 655,000	\$ 125,000	3.6%	\$ 11,856	\$ 136,856
11/1/2030	\$ 530,000		3.6%	\$ 9,752	\$ 9,752
5/1/2031	\$ 530,000	\$ 125,000	3.6%	\$ 9,593	\$ 134,593
11/1/2031	\$ 405,000		3.6%	\$ 7,452	\$ 7,452
5/1/2032	\$ 405,000	\$ 130,000	3.6%	\$ 7,371	\$ 137,371
11/1/2032	\$ 275,000		3.6%	\$ 5,060	\$ 5,060
5/1/2033	\$ 275,000	\$ 135,000	3.6%	\$ 4,978	\$ 139,978
11/1/2033	\$ 140,000		3.6%	\$ 2,576	\$ 2,576
5/1/2034	\$ 140,000	\$ 140,000	3.6%	\$ 2,534	\$ 142,534
	<b>\$ 13,960,000</b>	<b>\$ 1,205,000</b>		<b>\$ 254,900</b>	<b>\$ 1,459,900</b>

**LEXINGTON**

Community Development District

*Debt Service Funds***Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Professional Services-Property Appraiser**

The Property Appraiser 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 Property Appraiser 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 budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

**Miscellaneous-Assessment Collection Cost**

The District reimburses the County Tax Collector for her or his necessary administrative costs. 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 District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

**Principal Debt Retirement**

See amortization schedule.

**Interest Expense**

See amortization schedule.

**Lexington**  
**Community Development District**

**Supporting Budget Schedules**  
**Fiscal Year 2026**

**LEXINGTON**

Community Development District

All Funds

**Assessment Summary**  
**Fiscal Year 2026 vs. Fiscal Year 2025**

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	
TH	\$82.37	\$82.24	0%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$455.84	\$455.71	0.0%	97
SF 55'	\$100.49	\$100.33	0%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$548.66	\$548.50	0.0%	100
SF 70'	\$128.50	\$128.29	0%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$632.69	\$632.48	0.0%	108
SF 80'	\$146.62	\$146.38	0%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$878.62	\$878.38	0.0%	35
SF 85'	\$155.68	\$155.34	0%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$678.54	\$678.20	0.0%	46
													<b>386</b>

**RESOLUTION 2025-05****A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM OPERATION AND MAINTENANCE SPECIAL ASSESSMENT FOR THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2025; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SAID NON-AD VALOREM ASSESSMENTS; PROVIDING FOR CERTIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.***Preamble*

WHEREAS, certain improvements exist within the Lexington Community Development District (“District”) and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the District finds the District's total General Fund Operation Assessments, taking into consideration other revenue sources during Fiscal Year 2026, will amount to \$ 43,056.00; and

WHEREAS, the Board of Supervisors of the District finds the District’s Debt Service Fund Assessment during Fiscal Year 2026, will amount to \$ 170,879.00; and

WHEREAS, the Board of Supervisors of the District finds the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain real property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the District finds the non-ad valorem special assessments it levies and imposes on property for operation and maintenance as established by this Resolution will reimburse the District for certain special and peculiar benefits received by the property flowing from the operation and maintenance of the systems, facilities and services and is apportioned in a manner which is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District’s Board of Supervisors understands this Resolution levies only the operation and maintenance assessments for Fiscal Year 2026, and the Board of Supervisors hereby designates the District Manager as having authority to certify a total Non-Ad Valorem Assessment Roll in a timely manner to the Manatee County Tax Collector for the collection of all assessments levied and approved by the District on all non-exempt or immune real property and said non-ad valorem assessments shall include those non-ad valorem assessments for debt service as well as those operation and maintenance non-ad valorem assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT OF MANATEE COUNTY, FLORIDA;**

Section 1. All of the above stated whereas clauses are true and correct and fully incorporated herein.

Section 2. A special non-ad valorem assessment for operation and maintenance as provided for in Chapter 190.021(3), Florida Statutes, (hereinafter referred to as a "non-ad valorem assessment") is hereby levied on all non-exempt or immune real property located within the District.

Section 3. The collection and enforcement of the aforesaid non-ad valorem assessments shall be by the Manatee County Tax Collector serving as agent of the State of Florida in Manatee County and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which include the use of the official annual tax notice.

Section 4. The levy and imposition of the operation and maintenance non-ad valorem special assessments on lands included in the District will be combined with the debt service non- ad valorem assessments which are levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Manatee County Tax Collector by the District Manager on compatible medium no later than the 15<sup>th</sup> of September 2025, which shall be collected by the Manatee County Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all other applicable property taxes levied upon each parcel of non- exempt or immune real property.

Section 5. The proceeds collected by the Manatee Count Tax Collector shall be paid to the Lexington Community Development District.

Section 6. The Board of Supervisors of the Lexington Community Development District hereby designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution shall be transmitted to the proper public officials as required under applicable Florida law so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 4<sup>th</sup> day of August 2025, by the Board of Supervisors of the Lexington Community Development District, Manatee County, Florida.

**ATTEST:**

**LEXINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman



# Quarterly Compliance Audit Report

---

## Lexington

**Date:** April 2025 - 1st Quarter

**Prepared for:** Sandra Demarco

**Developer:** Inframark

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



# Table of Contents

---

## Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

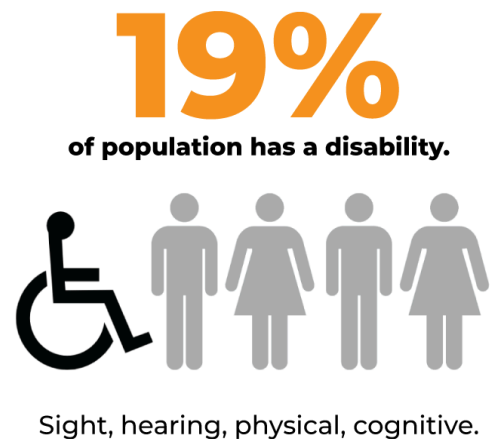
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

**RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LEXINGTON  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME  
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Lexington Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the Lexington Community Development District, for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Manatee County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF AUGUST, 2025**

**ATTEST:**

**LEXINGTON  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR/VICE-CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
LEXINGTON COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2025/2026**

January 5, 2026  
May 4, 2026 – Budget Workshop  
June 1, 2026  
August 3, 2026 – Budget Hearing

All meetings to be held at 6:30 p.m. at the Rocky Bluff Library, 6750 U.S. HWY 301 North, Ellenton, Florida 34222 on the first Monday on the above dates.

## RESOLUTION 2025-07

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Lexington Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August, 2025.

**ATTEST:**

**LEXINGTON  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting

**Exhibit A**



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 4, 2025

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

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

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

October 1, 2025 – September 30, 2026

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three Board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections** **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.  
**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes ☐ No ☐

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

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

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes ☐ No ☐

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

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

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

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

#### **SIGNATURES:**

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

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

Printed Name: \_\_\_\_\_

Lexington Community Development District

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

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

Printed Name: \_\_\_\_\_

Lexington Community Development District

**MINUTES OF MEETING**  
**LEXINGTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Lexington Community Development District regular meeting of the Board of Supervisors was held on Monday, June 2, 2025, and called to order at 6:45 p.m. at the Rocky Bluff Library located at 6750 U.S. Hwy. 301 North Ellenton, Florida 34222.

Present and constituting a quorum were:

Greg Karpinsky	Board Supervisor, Vice Chair
Allen Tremmel	Board Supervisor, Assistant Secretary
Erin Scoccia	Board Supervisor, Assistant Secretary

Also present were:

Samantha Zaroni	District Manager, Inframark
Mark Vega	Regional Manager, Inframark

**FIRST ORDER OF BUSINESS                      Call to Order and Roll Call**

Ms. Zaroni called to order at 6:45 pm and conducted roll call. A quorum was established.

**SECOND ORDER OF BUSINESS                      Motion to Adopt Agenda**

On MOTION by Mr. Tremmel, seconded by Mr. Karpinsky, with all in favor, motion to adopt June 2, 2025, agenda, carried.

**THIRD ORDER OF BUSINESS                      Audience Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. District Counsel**

There being none, the next order of business followed.

**B. District Manager**

Ms. Zanoni reminded the Board that the ethics training must be completed by July 7, 2025.  
Mr. Vega provided the Board with an update on the bond refinancing.

**FIFTH ORDER OF BUSINESS                      Business Items**

**A. Consideration of Resolution 2025-03 Approving Proposed Fiscal Year 2026  
Budget and Setting Public Hearing**

On MOTION by Mr. Tremmel, seconded by Mr. Scoccia, with all in favor, motion to approve Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget and setting Public Hearing for August 4, 2025, carried.

**SIXTH ORDER OF BUSINESS                      Consent Agenda**

**A. Consideration of Regular Meeting Minutes from May 5, 2025**

On MOTION by Mr. Karpinsky, seconded by Mr. Tremmel, with all in favor, motion to approve the Regular Meeting Minutes from May 5, 2025, carried.

**B. Consideration of April 2025 Financials**

On MOTION by Mr. Karpinsky, seconded by Mr. Tremmel, with all in favor, motion to approve the April 2025 Financials, carried.

**SEVENTH ORDER OF BUSINESS                      Supervisor Request**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS                      Audience Comments**

There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Tremmel, seconded by Mr. Scoccia, with all in favor, meeting was adjourned at 6:53 p.m.

**Lexington**  
**Community Development District**

**Financial Report**

*May 31, 2025*

**Prepared by**



**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds .....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	Page 2
Debt Service Funds 2007 .....	Page 3
Debt Service Funds 2015 .....	Page 4



**LEXINGTON**

Community Development District

**Governmental Funds****Balance Sheet**

May 31, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2007 DEBT SERVICE FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 27,986	\$ -	\$ -	\$ 27,986
Due From Other Funds	-	328	1,150	1,478
Investments:				
Money Market Account	47,084	-	-	47,084
Prepayment Account	-	241	-	241
Reserve Fund	-	11,456	58,643	70,099
Revenue Fund	-	21,717	85,846	107,563
<b>TOTAL ASSETS</b>	<b>\$ 75,070</b>	<b>\$ 33,742</b>	<b>\$ 145,639</b>	<b>\$ 254,451</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due To Other Funds	1,362	-	-	1,362
<b>TOTAL LIABILITIES</b>	<b>1,362</b>	<b>-</b>	<b>-</b>	<b>1,362</b>
<b><u>FUND BALANCES</u></b>				
<b>Restricted for:</b>				
Debt Service	-	33,742	145,639	179,381
<b>Assigned to:</b>				
Operating Reserves	11,034	-	-	11,034
<b>Unassigned:</b>	62,674	-	-	62,674
<b>TOTAL FUND BALANCES</b>	<b>\$ 73,708</b>	<b>\$ 33,742</b>	<b>\$ 145,639</b>	<b>\$ 253,089</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 75,070</b>	<b>\$ 33,742</b>	<b>\$ 145,639</b>	<b>\$ 254,451</b>

**LEXINGTON**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 571	\$ 381	\$ 1,275	\$ 894
Interest - Tax Collector	-	-	498	498
Special Assmnts- Tax Collector	43,895	43,895	43,502	(393)
Special Assmnts- Discounts	(1,756)	(1,756)	(1,354)	402
Other Miscellaneous Revenues	450	450	-	(450)
<b>TOTAL REVENUES</b>	<b>43,160</b>	<b>42,970</b>	<b>43,921</b>	<b>951</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	4,000	2,000	1,600	400
FICA Taxes	306	153	203	(50)
ProfServ-Legal Services	1,353	677	280	397
ProfServ-Mgmt Consulting	20,019	13,346	13,346	-
ProfServ-Property Appraiser	665	665	665	-
ProfServ-Trustee Fees	7,187	5,266	5,091	175
ProfServ-Web Site Development	1,780	1,187	1,619	(432)
Auditing Services	4,200	4,200	4,600	(400)
Postage and Freight	80	53	25	28
Insurance - General Liability	2,036	2,036	1,856	180
Legal Advertising	477	239	215	24
Misc-Bank Charges	900	600	415	185
Misc-Assessment Collection Cost	659	659	659	-
Office Supplies	300	200	-	200
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>44,137</b>	<b>31,456</b>	<b>30,749</b>	<b>707</b>
<b>TOTAL EXPENDITURES</b>	<b>44,137</b>	<b>31,456</b>	<b>30,749</b>	<b>707</b>
Excess (deficiency) of revenues Over (under) expenditures	(977)	11,514	13,172	1,658
Net change in fund balance	\$ (977)	\$ 11,514	\$ 13,172	\$ 1,658
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>60,536</b>	<b>60,536</b>	<b>60,536</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 59,559</b>	<b>\$ 72,050</b>	<b>\$ 73,708</b>	

**LEXINGTON**

Community Development District

*Series 2007 Debt Service Fund***Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 728	\$ 485	\$ 861	\$ 376
Special Assmnts- Tax Collector	22,693	22,693	22,478	(215)
Special Assmnts- Discounts	(908)	(908)	(692)	216
<b>TOTAL REVENUES</b>	<b>22,513</b>	<b>22,270</b>	<b>22,647</b>	<b>377</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Tax Collector	340	340	340	-
Misc-Assessment Collection Cost	341	341	341	-
<b>Total Administration</b>	<b>681</b>	<b>681</b>	<b>681</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	10,000	10,000	10,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	9,288	9,288	9,153	135
<b>Total Debt Service</b>	<b>19,288</b>	<b>19,288</b>	<b>24,153</b>	<b>(4,865)</b>
<b>TOTAL EXPENDITURES</b>	<b>19,969</b>	<b>19,969</b>	<b>24,834</b>	<b>(4,865)</b>
Excess (deficiency) of revenues Over (under) expenditures	2,544	2,301	(2,187)	(4,488)
Net change in fund balance	\$ 2,544	\$ 2,301	\$ (2,187)	\$ (4,488)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>35,929</b>	<b>35,929</b>	<b>35,929</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 38,473</b>	<b>\$ 38,230</b>	<b>\$ 33,742</b>	

**LEXINGTON**

Community Development District

**Series 2015 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 5,754	\$ 3,836	\$ 3,907	\$ 71
Special Assmnts- Tax Collector	157,643	157,643	158,140	497
Special Assmnts- Discounts	(6,306)	(6,306)	(4,809)	1,497
<b>TOTAL REVENUES</b>	<b>157,091</b>	<b>155,173</b>	<b>157,238</b>	<b>2,065</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Tax Collector	2,365	2,365	2,365	-
Misc-Assessment Collection Cost	2,364	2,364	2,364	-
<b>Total Administration</b>	<b>4,729</b>	<b>4,729</b>	<b>4,729</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	100,000	100,000	100,000	-
Interest Expense	43,983	43,983	43,983	-
<b>Total Debt Service</b>	<b>143,983</b>	<b>143,983</b>	<b>143,983</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>148,712</b>	<b>148,712</b>	<b>148,712</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	8,379	6,461	8,526	2,065
Net change in fund balance	\$ 8,379	\$ 6,461	\$ 8,526	\$ 2,065
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>139,099</b>	<b>139,099</b>	<b>139,099</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 147,478</b>	<b>\$ 145,560</b>	<b>\$ 145,639</b>	

**Lexington**  
**Community Development District**

**Financial Report**

*June 30, 2025*

**Prepared by**



**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds .....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	Page 2
Debt Service Funds 2007 .....	Page 3
Debt Service Funds 2015 .....	Page 4

**SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessments .....	Page 5
Bank Reconciliation .....	Page 6
Check Register .....	Page 7 - 8

# **LEXINGTON**

## **Financial Statements**

**(Unaudited)**

***June 30, 2025***

**LEXINGTON**

Community Development District

**Governmental Funds****Balance Sheet**

June 30, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2007 DEBT SERVICE FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 21,897	\$ -	\$ -	\$ 21,897
Due From Other Funds	-	392	1,593	1,986
Investments:				
Money Market Account	47,795	-	-	47,795
Prepayment Account	-	241	-	241
Reserve Fund	-	11,456	58,643	70,099
Revenue Fund	-	21,827	85,846	107,673
Prepaid Items	2,599	-	-	2,599
<b>TOTAL ASSETS</b>	<b>\$ 72,291</b>	<b>\$ 33,916</b>	<b>\$ 146,082</b>	<b>\$ 252,290</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 2	\$ -	\$ -	\$ 2
Due To Other Districts	555	-	-	555
Due To Other Funds	1,986	-	-	1,986
<b>TOTAL LIABILITIES</b>	<b>2,543</b>	<b>-</b>	<b>-</b>	<b>2,543</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	2,599	-	-	2,599
<b>Restricted for:</b>				
Debt Service	-	33,916	146,082	179,999
<b>Assigned to:</b>				
Operating Reserves	11,034	-	-	11,034
<b>Unassigned:</b>	56,115	-	-	56,115
<b>TOTAL FUND BALANCES</b>	<b>\$ 69,748</b>	<b>\$ 33,916</b>	<b>\$ 146,082</b>	<b>\$ 249,747</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 72,291</b>	<b>\$ 33,916</b>	<b>\$ 146,082</b>	<b>\$ 252,290</b>



**LEXINGTON**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 571	\$ 428	\$ 1,429	\$ 1,001
Interest - Tax Collector	-	-	498	498
Special Assmnts- Tax Collector	43,895	43,895	43,596	(299)
Special Assmnts- Discounts	(1,756)	(1,756)	(1,324)	432
Other Miscellaneous Revenues	450	450	-	(450)
<b>TOTAL REVENUES</b>	<b>43,160</b>	<b>43,017</b>	<b>44,199</b>	<b>1,182</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	4,000	3,000	2,200	800
FICA Taxes	306	230	249	(19)
ProfServ-Legal Services	1,353	1,015	280	735
ProfServ-Mgmt Consulting	20,019	15,014	15,014	-
ProfServ-Property Appraiser	665	665	682	(17)
ProfServ-Trustee Fees	7,187	6,815	6,948	(133)
ProfServ-Web Site Development	1,780	1,335	1,619	(284)
Auditing Services	4,200	4,200	4,600	(400)
Postage and Freight	80	60	27	33
Insurance - General Liability	2,036	2,036	1,856	180
Legal Advertising	477	358	215	143
Misc-Bank Charges	900	675	480	195
Misc-Assessment Collection Cost	659	659	646	13
Office Supplies	300	225	-	225
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>44,137</b>	<b>36,462</b>	<b>34,991</b>	<b>1,471</b>
<b>TOTAL EXPENDITURES</b>	<b>44,137</b>	<b>36,462</b>	<b>34,991</b>	<b>1,471</b>
Excess (deficiency) of revenues Over (under) expenditures	(977)	6,555	9,208	2,653
Net change in fund balance	\$ (977)	\$ 6,555	\$ 9,208	\$ 2,653
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>60,536</b>	<b>60,536</b>	<b>60,536</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 59,559</b>	<b>\$ 67,091</b>	<b>\$ 69,744</b>	

**LEXINGTON**

Community Development District

**Series 2007 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 728	\$ 546	\$ 971	\$ 425
Special Assmnts- Tax Collector	22,693	22,693	22,510	(183)
Special Assmnts- Discounts	(908)	(908)	(660)	248
<b>TOTAL REVENUES</b>	<b>22,513</b>	<b>22,331</b>	<b>22,821</b>	<b>490</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Tax Collector	340	340	340	-
Misc-Assessment Collection Cost	341	341	341	-
<b>Total Administration</b>	<b>681</b>	<b>681</b>	<b>681</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	10,000	10,000	10,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	9,288	9,288	9,153	135
<b>Total Debt Service</b>	<b>19,288</b>	<b>19,288</b>	<b>24,153</b>	<b>(4,865)</b>
<b>TOTAL EXPENDITURES</b>	<b>19,969</b>	<b>19,969</b>	<b>24,834</b>	<b>(4,865)</b>
Excess (deficiency) of revenues Over (under) expenditures	2,544	2,362	(2,013)	(4,375)
Net change in fund balance	\$ 2,544	\$ 2,362	\$ (2,013)	\$ (4,375)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>35,929</b>	<b>35,929</b>	<b>35,929</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 38,473</b>	<b>\$ 38,291</b>	<b>\$ 33,916</b>	

**LEXINGTON**

Community Development District

**Series 2015 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 5,754	\$ 4,316	\$ 3,905	\$ (411)
Special Assmnts- Tax Collector	157,643	157,643	156,380	(1,263)
Special Assmnts- Discounts	(6,306)	(6,306)	(4,809)	1,497
<b>TOTAL REVENUES</b>	<b>157,091</b>	<b>155,653</b>	<b>155,476</b>	<b>(177)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Tax Collector	2,365	2,365	2,365	-
Misc-Assessment Collection Cost	2,364	2,364	2,364	-
<b>Total Administration</b>	<b>4,729</b>	<b>4,729</b>	<b>4,729</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	100,000	100,000	100,000	-
Interest Expense	43,983	43,983	43,983	-
<b>Total Debt Service</b>	<b>143,983</b>	<b>143,983</b>	<b>143,983</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>148,712</b>	<b>148,712</b>	<b>148,712</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	8,379	6,941	6,764	(177)
Net change in fund balance	\$ 8,379	\$ 6,941	\$ 6,764	\$ (177)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>139,099</b>	<b>139,099</b>	<b>139,099</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 147,478</b>	<b>\$ 146,040</b>	<b>\$ 146,082</b>	

## LEXINGTON

Community Development District

**Non-Ad Valorem Special Assessments**  
**Manatee County Tax Collector - Monthly Collection Report**  
**For the Fiscal Year Ending September 30, 2025**

						Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Costs	Property Appraiser	Gross Amount Received		Debt Service Funds	
						General Fund	Fund 202 Series 2007	Fund 203 Series 2015
ASSESSMENTS LEVIED FY 2025					\$ 224,229	\$ 43,894	\$ 22,692	\$ 157,643
Allocation %					100%	19.58%	10.12%	70.30%
11/18/24	\$ 560	\$ 23	\$ 9	\$ 9	\$ 601	\$ 118	\$ 61	\$ 423
11/18/24	\$ 2,249	\$ 94	\$ 35	\$ 35	\$ 2,412	\$ 486	\$ 244	\$ 1,696
12/02/24	\$ 2,991	\$ 125	\$ 46	\$ 46	\$ 3,208	\$ 634	\$ 325	\$ 2,255
12/02/24	\$ 11,970	\$ 499	\$ 185	\$ 185	\$ 12,839	\$ 2,539	\$ 1,299	\$ 9,027
12/12/24	\$ 7,264	\$ 303	\$ 112	\$ 112	\$ 7,791	\$ 1,525	\$ 788	\$ 5,478
12/13/24	\$ 30,104	\$ 1,254	\$ 466	\$ 466	\$ 32,289	\$ 6,321	\$ 3,268	\$ 22,701
01/21/25	\$ 28,028	\$ 867	\$ 433	\$ 433	\$ 29,762	\$ 5,826	\$ 3,012	\$ 20,924
01/21/25	\$ 115,201	\$ 3,563	\$ 1,781	\$ 1,781	\$ 122,327	\$ 23,946	\$ 12,379	\$ 86,001
02/19/25	\$ 774	\$ 16	\$ 12	\$ 12	\$ 813	\$ 166	\$ 82	\$ 572
02/19/25	\$ 3,367	\$ 69	\$ 52	\$ 52	\$ 3,539	\$ 692	\$ 358	\$ 2,488
03/19/25	\$ 2,313	\$ 23	\$ 36	\$ 36	\$ 2,408	\$ 471	\$ 244	\$ 1,693
04/25/25	\$ 545	\$ -	\$ 273	\$ 273	\$ 1,090	\$ 213	\$ 110	\$ 767
04/25/25	\$ 2,074	\$ -	\$ 32	\$ 32	\$ 2,138	\$ 419	\$ 216	\$ 1,503
05/21/25	\$ 100	\$ -	\$ 2	\$ 2	\$ 103	\$ 20	\$ 10	\$ 72
05/21/25	\$ 448	\$ -	\$ 7	\$ 7	\$ 462	\$ 90	\$ 47	\$ 325
06/17/25	\$ 127	\$ -	\$ 2	\$ 2	\$ 131	\$ 26	\$ 13	\$ 92
06/17/25	\$ 504	\$ -	\$ 8	\$ 8	\$ 519	\$ 102	\$ 53	\$ 365
TOTAL	\$ 208,618	\$ 6,835	\$ 3,490	\$ 3,490	\$ 222,433	\$ 43,596	\$ 22,510	\$ 156,380
% COLLECTED					99%	99%	99%	99%
TOTAL OUTSTANDING					\$ 1,796	\$ 298	\$ 182	\$ 1,263

**LEXINGTON**

**Supporting Schedules**

*June 30, 2025*

## Lexington CDD

**Statement No.** 06-25

**Statement Date** 06/30/2025

<b>G/L Account No. 101002 Balance</b>	21,897.21	<b>Statement Balance</b>	21,897.21
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	21,897.21
<b>Subtotal</b>	21,897.21	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	21,897.21
<b>Ending G/L Balance</b>	21,897.21		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							

**LEXINGTON COMMUNITY DEVELOPMENT DISTRICT**

### Payment Register by Fund

For the Period from 04/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100011</b>							
001	04/14/25	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.	5847	Legal Fees	ProfServ-Legal Services	531023-51401	\$224.00
<b>Check Total</b>							<b>\$224.00</b>
<b>CHECK # 100012</b>							
001	04/14/25	INFRAMARK LLC	145986	Feb -2025 DNH Domain & Hosting	Domain Hosting	531047-51301	\$66.16
<b>Check Total</b>							<b>\$66.16</b>
<b>CHECK # 100013</b>							
001	04/15/25	Grau and Associates	27019	Annual Audit FY 24	Annual Audit	532002-51301	\$4,600.00
<b>Check Total</b>							<b>\$4,600.00</b>
<b>CHECK # 100014</b>							
001	04/21/25	INFRAMARK LLC	147081	April-2025 MNGM FEES	April -2025 MNGM FEES	531027-51201	\$1,668.25
<b>Check Total</b>							<b>\$1,668.25</b>
<b>CHECK # 100015</b>							
001	05/21/25	INFRAMARK LLC	149027	May-2025 MNGM FEES	ProfServ-Mgmt Consulting	531027-51201	\$1,668.25
<b>Check Total</b>							<b>\$1,668.25</b>
<b>CHECK # 100016</b>							
001	05/21/25	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.	6005	May - 2025Emails re: District Manager change	May - 2025 Emails re: District Manager change	531023-51401	\$56.00
<b>Check Total</b>							<b>\$56.00</b>
<b>CHECK # 100017</b>							
001	06/12/25	INFRAMARK LLC	150769	June 2025 MNGM FEES	ProfServ-Mgmt Consulting	531027-51201	\$1,668.25
<b>Check Total</b>							<b>\$1,668.25</b>
<b>CHECK # 3463</b>							
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees 2015 Jan 1-April 31	531045-51301	\$1,131.40
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 May 2025	531045-51301	\$282.85
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 June 2025	531045-51301	\$282.84
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 July 2025	531045-51301	\$282.85
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 Aug 2025	531045-51301	\$282.85
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 Sept	531045-51301	\$282.84
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 Oct 25	531045-51301	\$282.84
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 Nov 2025	531045-51301	\$282.84
001	04/24/25	US BANK	7625475	Trustee Fees Series 2015 01.01.25-12.31.25	Trustee Fees Series 2015 Dec 25	531045-51301	\$282.82
<b>Check Total</b>							<b>\$3,394.13</b>
<b>CHECK # 3466</b>							
001	06/17/25	US BANK	7764816	May 2025-April 2026- Trustee Fees	May 2025 -Sept 2025- Trustee Fees	531045-51301	\$1,856.70
001	06/17/25	US BANK	7764816	May 2025-April 2026- Trustee Fees	Oct 2025 -April 2026	155000	\$2,599.43
<b>Check Total</b>							<b>\$4,456.13</b>
<b>Fund Total</b>							<b>\$17,801.17</b>

## LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 04/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

**SERIES 2007 DEBT SERVICE FUND - 202****CHECK # 3462**

202	04/03/25	LEXINGTON CDD- C/O US BANK N.A	032725-16	Xfr FY25 Special Assessments received.	Due From Other Funds	131000	\$20,493.70
-----	----------	--------------------------------	-----------	--	----------------------	--------	-------------

<b>Check Total</b>	<u>\$20,493.70</u>
--------------------	--------------------

**CHECK # 3464**

202	05/08/25	LEXINGTON CDD- C/O US BANK N.A	042825-16A	Xfr FY25 Special Assessments received	Due From Other Funds	131000-51301	\$514.08
-----	----------	--------------------------------	------------	---------------------------------------	----------------------	--------------	----------

<b>Check Total</b>	<u>\$514.08</u>
--------------------	-----------------

<b>Fund Total</b>	<u><b>\$21,007.78</b></u>
-------------------	---------------------------

**SERIES 2015 DEBT SERVICE FUND - 203****CHECK # 3461**

203	04/03/25	LEXINGTON CDD- C/O US BANK N.A	032725-16 A	Xfr FY25 Special Assessments received.	Due From Other Funds	131000	\$138,745.88
-----	----------	--------------------------------	-------------	--	----------------------	--------	--------------

<b>Check Total</b>	<u>\$138,745.88</u>
--------------------	---------------------

**CHECK # 3465**

203	05/12/25	LEXINGTON CDD- C/O US BANK N.A	042825-16	Xfr FY25 Special Assessments received	Due From Other Funds	131000	\$3,571.33
-----	----------	--------------------------------	-----------	---------------------------------------	----------------------	--------	------------

<b>Check Total</b>	<u>\$3,571.33</u>
--------------------	-------------------

<b>Fund Total</b>	<u><b>\$142,317.21</b></u>
-------------------	----------------------------

<b>Total Checks Paid</b>	<b>\$181,126.16</b>
--------------------------	---------------------