INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lexington Community Development District

September 14, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Lexington
Community Development District

Board of Supervisors
David Staples, Chairman
Greg Karpinsky, Vice Chairman
Erin Scoccia, Assistant Secretary
Vacant, Assistant Secretary
Vacant, Assistant Secretary

Staff:
Heather Jackson & Mark Vega, District Manager
Maggie Mooney-Partale & Dan Lewis, District Counsel
Elizabeth Coons, District Accountant
Tabitha Blackwelder, District Admin

Regular Meeting Agenda
Monday, September 14, 2026 – 6:30 p.m.

The Regular Meeting of the Lexington Community Development District will be held at the **Rocky Bluff Library location at 6750 U.S. Highway 301 North, Ellenton, FL 34222.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting.

[Join the meeting now]

Meeting ID: 279 969 664 333 373 **Passcode:** E3D8iZ2b

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **Call to Order and Roll Call**
2. **Public Comments on Agenda Items**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **Special Business Items**
   - **A.** Consideration of Randi Katz Resume .... Page 3
   - **B.** Consideration of Stephen Stephenson Resume .... Page 4
   - **C.** Oath of Office .... Page 5
4. **Public Hearing on FY2027 Budget**
   - **A.** Open Public Hearing
   - **B.** Consideration of Resolution 2026-04; Adopting FY2027 Budget .... Page 6
   - **C.** Close Public Hearing
5. **Public Hearing on Levying O&M Assessments**
   - **A.** Open Public Hearing
   - **B.** Consideration of Resolution 2026-05; Levying O&M Assessments .... Page 24
   - **C.** Close Public Hearing
6. **Staff Reports**
   - **A.** District Counsel
   - **B.** District Manager
7. **Business Items**
   - **A.** Consideration of Resolution 2026-06; Setting FY2027 Goals and Objectives .... Page 26
   - **B.** Consideration of Resolution 2026-07; Setting FY2027 Meeting Schedule .... Page 34
   - **C.** Consideration of Resolution 2026-08; Designation of Officer .... Page 36
   - **D.** Consideration of Resolution 2026-09; Amending and Superseding Resolution 2026-03 .... Page 37
   - **E.** Ratification of Grau & Associates Audit Engagement Letter .... Page 39
8. **Consent Agenda**
   - **A.** Minutes: June 2, 2026, Regular Meeting .... Page 44
   - **B.** Minutes: August 4, 2026, Workshop .... Page 46
   - **C.** Acceptance of May – July 2026 Financial Statements and Check Register .... Page 48
9. **Supervisor Request & Comments**
10. **Public Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
11. **Adjournment**

The next meeting is scheduled for Monday, January 7, 2027, at 6:30 p.m.

Randi L. Katz
Katz.Randi@gmail.com
(941) 962-1504

Professional Summary

Dedicated and compassionate social worker with over 30 years of experience empowering girls and strengthening families through trauma-informed, client-centered services. Skilled in crisis intervention, individual and family counseling, case management, advocacy and collaborating with multidisciplinary teams to promote safety, resilience and positive outcomes. Recognized for building trusting relationships, navigating complex social and behavioral challenges and connecting with community partners. Committed to fostering personal growth and lasting change through empathy, integrity and evidence-based practice.

Professional Experience

Pace Center for Girls, Inc. (1998 – present)
Counselor/Transition Counselor/ Vocational Counselor/Intake Coordinator

Manatee Glens/Centerstone (1997 – 1998)
Targeted Case Manager/Team Leader

Middlesex County Driving Under the Influence of Liquor Program (1991 – 1997)
Counselor/Team Leader

Education

Master of Social Work (MSW), University of South Florida, Sarasota, FL

Bachelor of Science, Northeastern University, Boston, MA

Community Involvement

Homeowner's Association President (2016 – present)

Volunteer for several city/county events

Stephen C. Stephenson
5711 Lexington Drive, Parrish, FL 34219
(303) 257-9876
stevestephenson58@gmail.com

Professional Summary

Airline employee for 37 years. Hired in 1986 as a flight attendant I moved into a professional pilot seat in 1999. Through the years I flew various aircraft and upgraded to a captain seat several times. I retired from UPS in 2023. One of my additional jobs was managing real estate for 6 years in Cheyenne, WY. I served on the Lexington BOD.

Professional Pilot Experience

UPS 2017 – Retired 2023

Omni Air International, 2007 – 2016

Express.Net (No longer in business) 2004 – 2006

Air Wisconsin 2001 – 2004

Great Lakes Airlines 1999 – 2001

United Airlines 1986 - 1999

Education

Bachelor of Science, Business Administration (2013), California Coast University

Community Involvement

Homeowner's Association (2024)

Volunteer for several city/county events

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Manatee

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

____

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." ***See*** **§ 92.52, Fla. Stat.]**

____

Signature

Sworn to and subscribed before me by means of ____ physical presence or ____online notarization, this ____ day of _______________, _______.

____

Signature of Officer Administering Oath or of Notary Public

____

Print, Type, or Stamp Commissioned Name of Notary Public ☐

Personally Known ***OR*** *Produced Identification*

*Type of Identification Produced*_______________________________________

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

______________________________ ______________________________

Street or Post Office Box **Print Name**

______________________________ ______________________________

City, State, Zip Code **Signature**

DS-DE 56 (Rev. 02/20)

RESOLUTION 2026-04

A RESOLUTION OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; 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 2026, 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 4, 2026, the Board set August 4, 2026, 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^{th} of September 2026 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 2026 and/or revised projections for Fiscal Year 2027.

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, 2027, as Adopted by the Board of Supervisors on September 14, 2026."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

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, 2026, and ending September 30, 2027 the sum of $____________________________, 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	$ _________________________,
DEBT SERVICE FUND	$ _________________________,
Total All Funds	$ _________________________,

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 l0% 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 I0% 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 2027 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**	$ ____________________,
Debt Service Fund	$ ____________________,

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 l 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 14th day of September 2026.

ATTEST:

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lexington
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

September 14, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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Lexington

Community Development District

Budget Overview

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$615.00	$1,210.00	$0.00	$1,210.00	$575.00
Special Assmnts- Tax Collector	$44,210.00	$44,086.00	$124.00	$44,210.00	$48,511.83
Special Assmnts- Discounts	-$1,768.00	-$1,620.00	$0.00	-$1,620.00	-$1,940.47
Interest-Tax Collection	$0.00	$556.00	$0.00	$556.00	$0.00
TOTAL REVENUES	**$43,057.00**	**$44,232.00**	**$124.00**	**$44,356.00**	**$47,146.35**
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	$4,000.00	$1,800.00	$800.00	$2,600.00	$3,000.00
FICA Taxes	$306.00		$0.00	$0.00	$0.00
ProfServ-Legal Services	$1,353.00	$1,973.00	$300.00	$2,273.00	$5,353.00
ProfServ-Mgmt Consulting	$20,019.00	$16,703.00	$3,316.00	$20,019.00	$20,820.00
ProfServ-Property Appraiser	$665.00	$638.00	$27.00	$665.00	$727.68
ProfServ-Trustee Fees	$7,187.00	$7,967.00	$0.00	$7,967.00	$6,815.00
ProfServ-Web Site Development	$1,500.00	$1,607.00	$0.00	$1,607.00	$1,553.00
Auditing Services	$4,600.00	$4,800.00	$0.00	$4,800.00	$4,800.00
Postage and Freight	$75.00	$14.00	$61.00	$75.00	$27.00
Insurance - General Liability	$2,036.00	$1,856.00	$0.00	$1,856.00	$2,008.00
Legal Advertising	$477.00		$477.00	$477.00	$477.00
Misc-Assessment Collection Cost	$663.00	$638.00	$0.00	$638.00	$727.68
Annual District Filing Fee	$175.00	$175.00	$0.00	$175.00	$175.00
Bank Service Change	$0.00	$481.00	$0.00	$481.00	$500.00
Miscellaneous Services	$0.00	$109.00	$0.00	$109.00	$163.00
Total Administrative	**$43,056.00**	**$38,761.00**	**$4,981.00**	**$43,742.00**	**$47,146.35**
TOTAL EXPENDITURES	**$43,056.00**	**$38,761.00**	**$4,981.00**	**$43,742.00**	**$47,146.35**
Excess (deficiency) of revenues Over (under) expenditures	$1.00	$5,471.00	-$4,857.00	$614.00	$0.00
Net change in fund balance		$5,471.00	-$4,857.00	$614.00	$0.00
FUND BALANCE, BEGINNING	$64,064.00	$64,064.00	$69,535.00	$64,064.00	$64,678.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

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

EXPENDITURES

<u>Financial and Administrative</u>

P/R Board Supervisor

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 four supervisors attending 14 meetings.

ProServ Legal Servies

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

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

ProServ -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.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Website Administration Services

The cost of web hosting and regular maintenance of the District’s website by Inframark Management Services.

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 for the fiscal year is an estimate based on prior year costs.

Postage & 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 Egis Insurance Advisors, LLC. 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 the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for 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 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Annual District Filling Fees

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Lexington

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2007 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$728.00	$982.00	$0.00	$982.00	$0.00
Special Assmnts- Tax Collector	$22,693.00	$22,628.00	$65.00	$22,693.00	$22,692.00
Special Assmnts- Discounts	-$908.00	-$832.00	$0.00	-$832.00	-$907.68
TOTAL REVENUES	**$22,513.00**	**$22,778.00**	**$65.00**	**$22,843.00**	**$21,784.32**
EXPENDITURES					
Administrative					
ProfServ-Tax Collector	$340.00	$328.00	$12.00	$340.00	$340.38
Misc-Assessment Collection Cost	$341.00	$328.00	$13.00	$341.00	$340.38
Total Administrative	**$681.00**	**$656.00**	**$25.00**	**$681.00**	**$680.76**
Debt Service					
Principal Debt Retirement	$10,000.00	$10,000.00	$0.00	$10,000.00	$11,000.00
Interest Expense	$8,748.00	$8,478.00	$270.00	$8,748.00	$7,938.00
Principal Prepayments	$0.00	$5,000.00	$0.00	$5,000.00	$0.00
Total Debt Service	**$18,748.00**	**$23,478.00**	**$270.00**	**$23,748.00**	**$18,938.00**
TOTAL EXPENDITURES	**$19,429.00**	**$24,134.00**	**$295.00**	**$24,429.00**	**$19,618.76**
Excess (deficiency) of revenues Over (under) expenditures	$3,084.00	-$1,356.00	-$230.00	-$1,586.00	$2,165.56
Net change in fund balance		-$1,356.00	-$230.00	-$1,586.00	$2,165.56
FUND BALANCE, BEGINNING	$34,407.00	$34,407.00	$33,051.00	$34,407.00	$32,821.00
FUND BALANCE, ENDING	**$34,407.00**	**$33,051.00**	**$32,821.00**	**$32,821.00**	**$34,986.56**

Special Assessment Bonds Series 2007
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2026	$147,000.00		5.4%	$3,969.00	$3,969.00
5/1/2027	$147,000.00	$11,000.00	5.4%	$3,969.00	$14,969.00
11/1/2027	$136,000.00		5.4%	$3,672.00	$3,672.00
5/1/2028	$136,000.00	$12,000.00	5.4%	$3,672.00	$15,672.00
11/1/2028	$124,000.00		5.4%	$3,348.00	$3,348.00
5/1/2029	$124,000.00	$11,000.00	5.4%	$3,348.00	$14,348.00
11/1/2029	$113,000.00		5.4%	$3,051.00	$3,051.00
5/1/2030	$113,000.00	$13,000.00	5.4%	$3,051.00	$16,051.00
11/1/2030	$100,000.00		5.4%	$2,700.00	$2,700.00
5/1/2031	$100,000.00	$14,000.00	5.4%	$2,700.00	$16,700.00
11/1/2031	$86,000.00		5.4%	$2,322.00	$2,322.00
5/1/2032	$86,000.00	$14,000.00	5.4%	$2,322.00	$16,322.00
11/1/2032	$72,000.00		5.4%	$1,944.00	$1,944.00
5/1/2033	$72,000.00	$15,000.00	5.4%	$1,944.00	$16,944.00
11/1/2033	$57,000.00		5.4%	$1,539.00	$1,539.00
5/1/2034	$57,000.00	$16,000.00	5.4%	$1,539.00	$17,539.00
11/1/2034	$41,000.00		5.4%	$1,107.00	$1,107.00
5/1/2035	$41,000.00	$16,000.00	5.4%	$1,107.00	$17,107.00
11/1/2035	$25,000.00		5.4%	$675.00	$675.00
5/1/2036	$25,000.00	$17,000.00	5.4%	$675.00	$17,675.00
11/1/2036	$8,000.00		5.4%	$216.00	$216.00
5/1/2037	$8,000.00	$13,000.00	5.4%	$216.00	$13,216.00
		$323,000.00		**$305,613.00**	**$243,852.00**

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2015 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$5,754.00	$4,018.00	$1,736.00	$5,754.00	$0.00
Special Assmnts- Tax Collector	$157,643.00	$157,200.00	$443.00	$157,643.00	$157,642.96
Special Assmnts- Discounts	-$6,306.00	-$5,778.00	$0.00	-$5,778.00	-$6,305.72
TOTAL REVENUES	**$157,091.00**	**$155,440.00**	**$2,179.00**	**$157,619.00**	**$151,337.24**
EXPENDITURES					
Administrative					
ProfServ-Tax Collector	$2,365.00	$2,276.00	$89.00	$2,365.00	$2,364.64
Misc-Assessment Collection Cost	$2,364.00	$2,276.00	$88.00	$2,364.00	$2,364.64
Total Administrative	**$4,729.00**	**$4,552.00**	**$177.00**	**$4,729.00**	**$4,729.29**
Debt Service					
Principal Debt Retirement	$105,000.00	$105,000.00	$0.00	$105,000.00	$110,000.00
Interest Expense	$40,333.00	$40,242.00	$91.00	$40,333.00	$36,500.00
Principal Prepayments	$0.00	$5,000.00	$0.00	$5,000.00	$0.00
Total Debt Service	**$145,333.00**	**$150,242.00**	**$91.00**	**$150,333.00**	**$146,500.00**
TOTAL EXPENDITURES	**$150,062.00**	**$154,794.00**	**$268.00**	**$155,062.00**	**$151,229.29**
Excess (deficiency) of revenues Over (under) expenditures	$7,029.00	$646.00	$1,911.00	$2,557.00	$107.95
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$646.00	$1,911.00	$2,557.00	$107.95
FUND BALANCE, BEGINNING	$152,766.00	$152,766.00	$153,412.00	$152,766.00	$155,323.00
FUND BALANCE, ENDING	**$152,766.00**	**$153,412.00**	**$155,323.00**	**$155,323.00**	**$155,430.95**

Special Assessment Bonds Series 2015
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2026	$1,000,000.00		3.6%	$18,400.00	$18,400.00
5/1/2027	$1,000,000.00	$110,000.00	3.6%	$18,100.00	$128,100.00
11/1/2027	$890,000.00		3.6%	$16,376.00	$16,376.00
5/1/2028	$890,000.00	$115,000.00	3.6%	$16,198.00	$131,198.00
11/1/2028	$775,000.00		3.6%	$14,260.00	$14,260.00
5/1/2029	$775,000.00	$120,000.00	3.6%	$14,027.50	$134,027.50
11/1/2029	$655,000.00		3.6%	$12,052.00	$12,052.00
5/1/2030	$655,000.00	$125,000.00	3.6%	$11,855.50	$136,855.50
11/1/2030	$530,000.00		3.6%	$9,752.00	$9,752.00
5/1/2031	$530,000.00	$125,000.00	3.6%	$9,593.00	$134,593.00
11/1/2031	$405,000.00		3.6%	$7,452.00	$7,452.00
5/1/2032	$405,000.00	$130,000.00	3.6%	$7,371.00	$137,371.00
11/1/2032	$275,000.00		3.6%	$5,060.00	$5,060.00
5/1/2033	$275,000.00	$135,000.00	3.6%	$4,977.50	$139,977.50
11/1/2033	$140,000.00		3.6%	$2,576.00	$2,576.00
5/1/2034	$140,000.00	$140,000.00	3.6%	$2,534.00	$142,534.00
		$1,975,000.00		**$808,571.50**	**$2,783,571.50**

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

Pro-Services-Tax Collection
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 Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	
TH	$90.39	$82.37	10%	$0.00	$0.00	n/a	$373.47	$373.47	0%	$463.86	$455.84	1.8%	97
SF 55'	$110.27	$100.49	10%	$0.00	$0.00	n/a	$448.17	$448.17	0%	$558.44	$548.66	1.8%	100
SF 70'	$141.00	$128.50	10%	$0.00	$0.00	n/a	$504.19	$504.19	0%	$645.19	$632.69	2.0%	108
SF 80'	$160.89	$146.62	10%	$732.00	$732.00	0%	$0.00	$0.00	n/a	$892.89	$878.62	1.6%	35
SF 85'	$170.83	$155.68	10%	$0.00	$0.00	n/a	$522.86	$522.86	0%	$693.69	$678.54	2.2%	46
													386

RESOLUTION 2026-05

A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM OPERATION AND MAINTENANCE SPECIAL ASSESSMENT FOR THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027; 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 2027, will amount to $ _______________; and

WHEREAS, the Board of Supervisors of the District finds the District's Debt Service Fund Assessment during Fiscal Year 2027, will amount to $ _________________; 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 2027, 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 15th of September 2026, 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 14th day of September 2026, by the Board of Supervisors of the Lexington Community Development District, Manatee County, Florida.

ATTEST:

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION 2026-06

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 **14th** day of **SEPTEMBER 2026.**

ATTEST:	**LEXINGTON COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairman/ Vice Chairman

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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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, 2026), 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 2027 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

Lexington Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

<u>1. Community Communication and Engagement</u>

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four 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 four 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 ☐

<u>2. Infrastructure and Facilities Maintenance</u>

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

RESOLUTION 2026-07

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 2027 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 2027 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 14TH DAY OF SEPTEMBER 2026

ATTEST:	**LEXINGTON COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
SECRETARY/ASSISTANT SECRETARY	**CHAIR/ VICE-CHAIR**

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

January 7, 2027
March 11, 2027 – Budget Meeting
May 13, 2027 – 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 Tuesday on the above dates.

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF LEXINGTON COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown, to wit:

______________________	Chair
______________________	Vice-Chair
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
Heather Jackson	Assistant Secretary
Mark Vega	Assistant Secretary
______________________	Assistant Secretary
______________________	Assistant Secretary
______________________	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of September 2026.

ATTEST:

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

____

Name: ______________________________
Secretary / Assistant Secretary

____

Name: ______________________________
Chair / Vice Chair of the Board of Supervisors

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT RESETTING THE PUBLIC HEARING ON THE PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027; PROVIDING AN EFFECTIVE DATE AND AMENDING AND SUPERSEDING RESOLUTION 2026-03.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lexington Community Development District (**"District"**) prior to June 15, 2026, proposed budgets (collectively the **"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); and

WHEREAS, the Board considered and approved the Proposed Budget on May 4, 2026 per Resolution 2026-03 and set the required public hearing thereon for August 4, 2026 at 6:30 PM; and

WHEREAS, the Board now wishes to reset the aforementioned public hearing.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 previously approved on May 4, 2026, is hereby still approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A REVISED PUBLIC HEARING.** A public hearing on said approved Proposed Budget, as previously declared and set for August 4, 2026 at 6:30 PM, is reset for the following date, hour, and location:

DATE:	September 14, 2026
HOUR:	6:30 PM
LOCATION:	Rocky Bluff Library 6750 U.S. Highway 301 North Ellenton, FL 34222

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.**

The District Manager is hereby still directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above, if not already done.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the

District's website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SUPERSEDING RESOLUTION:** Resolution 2026-03 is hereby amended and superseded to reflect the revised public hearing date.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER 2026.

ATTEST:	**LEXINGTON COMMUNITY DEVELOPMENT DISTRICT**
_______________________________	By:_____________________________
Assistant Secretary	Its:_____________________________

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
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www.graucpa.com

August 12, 2026

To Board of Supervisors
Lexington Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Lexington Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lexington Community Development District as of and for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

This agreement provides for a contract period of one (1) year with the option of two (2) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $4,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years, 2027 and 2028 will not exceed $4,800 and $4,900 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lexington Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lexington Community Development District.

By: Signed by: Sam Zanoni CAA12A93D66S4D5...

Title: District Manager

Date: 9/1/2026

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

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, 2026, and called to order at 6:30 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, either in person or via Teams Communication, were:

Samantha Zanoni	District Manager, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Ms. Zanoni called the meeting to order and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

District Counsel was not present.

B. District Manager

Ms. Zanoni announced the next meeting is scheduled for August 4, 2026.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Regular Meeting Minutes from May 4, 2026

B. Consideration of April 2026 Financial Statements

> On MOTION by Mr. Karpinsky, seconded by Ms. Scoccia, with all in favor, motion to approve the consent agenda containing regular meeting minutes from May 4, 2026, and the April 2026 financial statements carried. 3-0

SIXTH ORDER OF BUSINESS **Supervisor Request**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Karpinsky, seconded by Mr. Tremmel, with all in favor, the meeting was adjourned at 6:42 p.m.

___________________________________ ___________________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

MINUTES OF MEETING

LEXINGTON

COMMUNITY DEVELOPMENT DISTRICT

The Lexington Community Development District regular meeting of the Board of Supervisors was held on Monday, August 4, 2026, and called to order at 6:30 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
Erin Scoccia	Board Supervisor, Assistant Secretary

Also present, either in person or via Teams Communication were:

Samantha Zanoni	District Manager, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Ms. Zanoni called to order at 6:30 pm and conducted roll call. Quorum was not established; this meeting was held as a workshop with no action taken.

SECOND ORDER OF BUSINESS **Public Comments**

The Board heard public comments regarding the following items.

- Agendas
- Meeting Minutes
- Florida Statue 190

THIRD ORDER OF BUSINESS **Special Business Items**

A. Consideration of Randi Katz Resume

B. Consideration of Stephen Stephenson Resume

The Board discussed the resumes and will vote at the September 14, 2026, meeting.

FOURTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget**

This Public Hearing was rescheduled for September 14, 2026, at 6:30 p.m. and will be readvertised.

FIFTH ORDER OF BUSINESS **Public Hearing on Levying O&M Assessments**

This Public Hearing was rescheduled for September 14, 2026, at 6:30 p.m. and will be readvertised.

Discussion ensued regarding the FY2027 Budget.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

B. District Manager

SEVENTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-06; Setting FY2027 Goals and Objectives

B. Consideration of Resolution 2026-07; Setting FY2027 Meeting Schedule

C. Consideration of Resolution 2026-08; Designation of Officer

All Business Items were tabled until the September 14, 2026, meeting.

EIGHTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Regular Meeting Minutes of June 2, 2026

B. Consideration of May 2026 - June 2026 Financial Statements and Check Register

The Consent agenda was tabled until the September 14, 2026, meeting.

NINTH ORDER OF BUSINESS **Supervisor Requests and Comments**

The Board requested information on how to complete Form 1.

TENTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further discussion, the workshop was adjourned at 6:41 p.m.

____________________________ ____________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lexington Community Development District

Financial Report

May 31, 2026

LEXINGTON
Community Development District

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LEXINGTON

Financial Statements

(Unaudited)

May 31, 2026

LEXINGTON
Community Development District

Governmental Funds

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2007 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 47,089	$ -	$ -	$ 47,089
Due From Other Funds	-	46	320	366
Investments:				
Money Market Account	29,350	-	-	29,350
Prepayment Account	-	-	1,920	1,920
Reserve Fund	-	10,701	58,359	69,060
Revenue Fund	-	21,945	90,728	112,673
Prepaid Trustee Fees	2,483	-	-	2,483
TOTAL ASSETS	**$ 78,922**	**$ 32,692**	**$ 151,327**	**$ 262,941**
LIABILITIES				
Accounts Payable	$ 4,371	$ -	$ -	$ 4,371
Due To Other Funds	366	-	-	366
TOTAL LIABILITIES	**4,737**	**-**	**-**	**4,737**
FUND BALANCES				
Nonspendable:				
Prepaid Trustee Fees	2,483	-	-	2,483
Restricted for:				
Debt Service	-	32,692	151,327	184,019
Assigned to:				
Operating Reserves	10,760	-	-	10,760
Unassigned:	60,942	-	-	60,942
TOTAL FUND BALANCES	**$ 74,185**	**$ 32,692**	**$ 151,327**	**$ 258,204**
TOTAL LIABILITIES & FUND BALANCES	**$ 78,922**	**$ 32,692**	**$ 151,327**	**$ 262,941**

LEXINGTON
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 615	$ 410	$ 962	$ 552
Interest - Tax Collector	-	-	501	501
Special Assmnts- Tax Collector	44,210	44,210	43,718	(492)
Special Assmnts- Discounts	(1,768)	(1,768)	(1,620)	148
TOTAL REVENUES	**43,057**	**42,852**	**43,561**	**709**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	4,000	1,200	2,800
FICA Taxes	612	306	-	306
ProfServ-Legal Services	1,353	902	772	130
ProfServ-Mgmt Consulting	20,019	13,346	13,366	(20)
ProfServ-Property Appraiser	665	665	633	32
ProfServ-Trustee Fees	7,187	5,266	7,967	(2,701)
ProfServ-Web Site Development	1,500	1,000	1,579	(579)
Auditing Services	4,600	4,600	4,800	(200)
Postage and Freight	75	50	6	44
Insurance - General Liability	2,036	2,036	1,856	180
Legal Advertising	477	239	-	239
Miscellaneous Services	-	-	81	(81)
Misc-Bank Charges	-	-	372	(372)
Misc-Assessment Collection Cost	663	663	633	30
Annual District Filing Fee	175	175	175	-
Total Administration	47,362	33,248	33,440	(192)
TOTAL EXPENDITURES	**47,362**	**33,248**	**33,440**	**(192)**
Excess (deficiency) of revenues Over (under) expenditures	(4,305)	9,604	10,121	517
Net change in fund balance	$ (4,305)	$ 9,604	$ 10,121	$ 517
FUND BALANCE, BEGINNING (OCT 1, 2025)	**64,064**	**64,064**	**64,064**	
FUND BALANCE, ENDING	**$ 59,759**	**$ 73,668**	**$ 74,185**	

LEXINGTON
Community Development District

Series 2007 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 728	$ 485	$ 806	$ 321
Special Assmnts- Tax Collector	22,693	22,693	22,439	(254)
Special Assmnts- Discounts	(908)	(908)	(832)	76
TOTAL REVENUES	**22,513**	**22,270**	**22,413**	**143**
EXPENDITURES				
Administration				
ProfServ-Tax Collector	340	340	325	15
Misc-Assessment Collection Cost	341	341	325	16
Total Administration	681	681	650	31
Debt Service				
Principal Debt Retirement	10,000	10,000	10,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	8,748	8,748	8,478	270
Total Debt Service	18,748	18,748	23,478	(4,730)
TOTAL EXPENDITURES	**19,429**	**19,429**	**24,128**	**(4,699)**
Excess (deficiency) of revenues Over (under) expenditures	3,084	2,841	(1,715)	(4,556)
Net change in fund balance	$ 3,084	$ 2,841	$ (1,715)	$ (4,556)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**34,407**	**34,407**	**34,407**	
FUND BALANCE, ENDING	**$ 37,491**	**$ 37,248**	**$ 32,692**	

LEXINGTON
Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 5,754	$ 3,836	$ 3,204	$ (632)
Special Assmnts- Tax Collector	157,643	157,643	155,889	(1,754)
Special Assmnts- Discounts	(6,306)	(6,306)	(5,778)	528
TOTAL REVENUES	**157,091**	**155,173**	**153,315**	**(1,858)**
EXPENDITURES				
Administration				
ProfServ-Tax Collector	2,365	2,365	2,256	109
Misc-Assessment Collection Cost	2,364	2,364	2,256	108
Total Administration	4,729	4,729	4,512	217
Debt Service				
Principal Debt Retirement	105,000	105,000	105,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	40,333	40,333	40,242	91
Total Debt Service	145,333	145,333	150,242	(4,909)
TOTAL EXPENDITURES	**150,062**	**150,062**	**154,754**	**(4,692)**
Excess (deficiency) of revenues Over (under) expenditures	7,029	5,111	(1,439)	(6,550)
Net change in fund balance	$ 7,029	$ 5,111	$ (1,439)	$ (6,550)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**152,766**	**152,766**	**152,766**	
FUND BALANCE, ENDING	**$ 159,795**	**$ 157,877**	**$ 151,327**	

LEXINGTON

Supporting Schedules

May 31, 2026

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		
							Debt Service Funds	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Costs	Property Appraiser	Gross Amount Received	General Fund	Fund 202 Series 2007	Fund 203 Series 2015
ASSESSMENTS LEVIED FY 2026					$ 224,364	$ 44,210	$ 22,692	$ 157,463
Allocation %					100.00%	19.70%	10.11%	70.18%
11/21/25	$ 623	$ 26	$ 10	$ 10	$ 669	$ 132	$ 68	$ 469
11/21/25	2,480	103	38	38	2,660	524	269	1,867
12/08/25	4,367	182	68	68	4,684	923	474	3,287
12/08/25	16,846	702	261	261	18,069	3,560	1,827	12,681
12/15/25	6,623	276	102	102	7,104	1,400	718	4,986
12/16/25	25,911	1,080	401	401	27,792	5,476	2,811	19,505
12/31/25	26,373	1,099	408	408	28,287	5,574	2,861	19,852
12/31/25	109,560	4,565	1,694	1,694	117,514	23,155	11,885	82,473
01/08/26	929	29	14	14	986	194	100	692
01/08/26	3,848	119	60	60	4,086	805	413	2,868
02/23/26	778	16	12	12	818	161	83	574
02/23/26	3,201	65	50	50	3,365	663	340	2,362
03/25/26	1,478	15	23	23	1,539	303	156	1,080
03/25/26	420	4	6	6	437	86	44	307
04/28/26	706	-	11	11	728	143	74	511
04/28/26	2,789	-	43	43	2,875	566	291	2,018
05/22/26	373	-	6	6	385	76	39	270
05/22/26	82	-	1	1	85	17	9	60
TOTAL	$ 207,387	$ 8,281	$ 3,207	$ 3,207	$ 222,082	$ 43,718	$ 22,439	$ 155,889
% COLLECTED					99%	99%	99%	99%
TOTAL OUTSTANDING					$ 2,283	$ 492	$ 253	$ 1,574

Bank Account Statement

Lexington CDD

Bank Account No. 3135

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101002 Balance	47,089.03	**Statement Balance**	47,089.03
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	47,089.03
Subtotal	47,089.03	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	47,089.03
Ending G/L Balance	47,089.03		

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 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100042							
001	05/05/26	INFRAMARK LLC	177146	March 2026- District Invoice	ProfServ-Web Site Development	531047-51301	$26.67
001	05/05/26	INFRAMARK LLC	177146	March 2026- District Invoice	Postage and Freight	541006-51301	$0.74
						Check Total	*$27.41*
CHECK # 100043							
001	05/14/26	INFRAMARK LLC	178417	May 2026- Management fees	ProfServ-Mgmt Consulting	531027-51201	$1,668.25
						Check Total	*$1,668.25*
						Fund Total	**$1,695.66**
SERIES 2007 DEBT SERVICE FUND - 202							
CHECK # 3475							
202	05/04/26	LEXINGTON CDD- C/O US BANK N.A	142826-2007	XFR FY26 SPECIAL ASSESSMENTS	Due From Other Funds	131000	$174.95
						Check Total	*$174.95*
CHECK # 3477							
202	05/12/26	LEXINGTON CDD- C/O US BANK N.A	051126-2007	XFR FY26 SPECIAL ASSESSMENTS	Due From Other Funds	131000	$353.19
						Check Total	*$353.19*
						Fund Total	**$528.14**
SERIES 2015 DEBT SERVICE FUND - 203							
CHECK # 3476							
203	05/12/26	LEXINGTON CDD- C/O US BANK N.A	042826-2015	XFR FY26 SPECIAL ASSESSMENTS	Due From Other Funds	131000	$1,635.96
						Check Total	*$1,635.96*
CHECK # 3478							
203	05/12/26	LEXINGTON CDD- C/O US BANK N.A	051126-2015	XFR FY26 SPECIAL ASSESSMENT	Due From Other Funds	131000	$2,453.66
						Check Total	*$2,453.66*
						Fund Total	**$4,089.62**
						Total Checks Paid	**$6,313.42**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lexington Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

LEXINGTON
Community Development District

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Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2007 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 41,809	$ -	$ -	$ 41,809
Due From Other Funds	-	229	1,592	1,821
Investments:				
Money Market Account	29,433	-	-	29,433
Prepayment Account	-	-	1,920	1,920
Reserve Fund	-	10,701	58,359	69,060
Revenue Fund	-	22,033	91,135	113,168
Prepaid Trustee Fees	2,483	-	-	2,483
TOTAL ASSETS	**$ 73,725**	**$ 32,963**	**$ 153,006**	**$ 259,694**
LIABILITIES				
Accounts Payable	$ 2	$ -	$ -	$ 2
Due To Other Funds	1,821	-	-	1,821
TOTAL LIABILITIES	**1,823**	**-**	**-**	**1,823**
FUND BALANCES				
Nonspendable:				
Prepaid Trustee Fees	2,483	-	-	2,483
Restricted for:				
Debt Service	-	32,963	153,006	185,969
Assigned to:				
Operating Reserves	10,760	-	-	10,760
Unassigned:	58,659	-	-	58,659
TOTAL FUND BALANCES	**$ 71,902**	**$ 32,963**	**$ 153,006**	**$ 257,871**
TOTAL LIABILITIES & FUND BALANCES	**$ 73,725**	**$ 32,963**	**$ 153,006**	**$ 259,694**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 615	$ 461	$ 1,046	$ 585
Interest - Tax Collector	-	-	501	501
Special Assmnts- Tax Collector	44,210	44,210	44,086	(124)
Special Assmnts- Discounts	(1,768)	(1,768)	(1,620)	148
TOTAL REVENUES	**43,057**	**42,903**	**44,013**	**1,110**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	6,000	1,800	4,200
FICA Taxes	612	459	-	459
ProfServ-Legal Services	1,353	1,015	1,173	(158)
ProfServ-Mgmt Consulting	20,019	15,014	15,034	(20)
ProfServ-Property Appraiser	665	665	638	27
ProfServ-Trustee Fees	7,187	6,815	7,967	(1,152)
ProfServ-Web Site Development	1,500	1,125	1,579	(454)
Auditing Services	4,600	4,600	4,800	(200)
Postage and Freight	75	56	8	48
Insurance - General Liability	2,036	2,036	1,856	180
Legal Advertising	477	358	-	358
Miscellaneous Services	-	-	81	(81)
Misc-Bank Charges	-	-	426	(426)
Misc-Assessment Collection Cost	663	663	638	25
Annual District Filing Fee	175	175	175	-
Total Administration	47,362	38,981	36,175	2,806
TOTAL EXPENDITURES	**47,362**	**38,981**	**36,175**	**2,806**
Excess (deficiency) of revenues Over (under) expenditures	(4,305)	3,922	7,838	3,916
Net change in fund balance	$ (4,305)	$ 3,922	$ 7,838	$ 3,916
FUND BALANCE, BEGINNING (OCT 1, 2025)	**64,064**	**64,064**	**64,064**	
FUND BALANCE, ENDING	**$ 59,759**	**$ 67,986**	**$ 71,902**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 728	$ 546	$ 894	$ 348
Special Assmnts- Tax Collector	22,693	22,693	22,628	(65)
Special Assmnts- Discounts	(908)	(908)	(832)	76
TOTAL REVENUES	**22,513**	**22,331**	**22,690**	**359**
EXPENDITURES				
Administration				
ProfServ-Tax Collector	340	340	328	12
Misc-Assessment Collection Cost	341	341	328	13
Total Administration	681	681	656	25
Debt Service				
Principal Debt Retirement	10,000	10,000	10,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	8,748	8,748	8,478	270
Total Debt Service	18,748	18,748	23,478	(4,730)
TOTAL EXPENDITURES	**19,429**	**19,429**	**24,134**	**(4,705)**
Excess (deficiency) of revenues Over (under) expenditures	3,084	2,902	(1,444)	(4,346)
Net change in fund balance	$ 3,084	$ 2,902	$ (1,444)	$ (4,346)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**34,407**	**34,407**	**34,407**	
FUND BALANCE, ENDING	**$ 37,491**	**$ 37,309**	**$ 32,963**	

LEXINGTON
Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 5,754	$ 4,316	$ 3,612	$ (704)
Special Assmnts- Tax Collector	157,643	157,643	157,200	(443)
Special Assmnts- Discounts	(6,306)	(6,306)	(5,778)	528
TOTAL REVENUES	**157,091**	**155,653**	**155,034**	**(619)**
EXPENDITURES				
Administration				
ProfServ-Tax Collector	2,365	2,365	2,276	89
Misc-Assessment Collection Cost	2,364	2,364	2,276	88
Total Administration	4,729	4,729	4,552	177
Debt Service				
Principal Debt Retirement	105,000	105,000	105,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	40,333	40,333	40,242	91
Total Debt Service	145,333	145,333	150,242	(4,909)
TOTAL EXPENDITURES	**150,062**	**150,062**	**154,794**	**(4,732)**
Excess (deficiency) of revenues Over (under) expenditures	7,029	5,591	240	(5,351)
Net change in fund balance	$ 7,029	$ 5,591	$ 240	$ (5,351)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**152,766**	**152,766**	**152,766**	
FUND BALANCE, ENDING	**$ 159,795**	**$ 158,357**	**$ 153,006**	

LEXINGTON

Supporting Schedules

June 30, 2026

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		
		Discount/			Gross		Debt Service Funds	
Date Received	Net Amount Received	(Penalties) Amount	Collection Costs	Property Appraiser	Amount Received	General Fund	Fund 202 Series 2007	Fund 203 Series 2015
ASSESSMENTS LEVIED FY 2026					$ 224,364	$ 44,210	$ 22,692	$ 157,463
Allocation %					100.00%	19.70%	10.11%	70.18%
11/21/25	$ 623	$ 26	$ 10	$ 10	$ 669	$ 132	$ 68	$ 469
11/21/25	2,480	$ 103	$ 38	$ 38	$ 2,660	$ 524	$ 269	$ 1,867
12/08/25	4,367	$ 182	$ 68	$ 68	$ 4,684	$ 923	$ 474	$ 3,287
12/08/25	16,846	$ 702	$ 261	$ 261	$ 18,069	$ 3,560	$ 1,827	$ 12,681
12/15/25	6,623	$ 276	$ 102	$ 102	$ 7,104	$ 1,400	$ 718	$ 4,986
12/16/25	25,911	$ 1,080	$ 401	$ 401	$ 27,792	$ 5,476	$ 2,811	$ 19,505
12/31/25	26,373	$ 1,099	$ 408	$ 408	$ 28,287	$ 5,574	$ 2,861	$ 19,852
12/31/25	109,560	$ 4,565	$ 1,694	$ 1,694	$ 117,514	$ 23,155	$ 11,885	$ 82,473
01/08/26	929	$ 29	$ 14	$ 14	$ 986	$ 194	$ 100	$ 692
01/08/26	3,848	$ 119	$ 60	$ 60	$ 4,086	$ 805	$ 413	$ 2,868
02/23/26	778	$ 16	$ 12	$ 12	$ 818	$ 161	$ 83	$ 574
02/23/26	3,201	$ 65	$ 50	$ 50	$ 3,365	$ 663	$ 340	$ 2,362
03/25/26	1,478	$ 15	$ 23	$ 23	$ 1,539	$ 303	$ 156	$ 1,080
03/25/26	420	$ 4	$ 6	$ 6	$ 437	$ 86	$ 44	$ 307
04/28/26	706	$ -	$ 11	$ 11	$ 728	$ 143	$ 74	$ 511
04/28/26	2,789	$ -	$ 43	$ 43	$ 2,875	$ 566	$ 291	$ 2,018
05/22/26	373	$ -	$ 6	$ 6	$ 385	$ 76	$ 39	$ 270
05/22/26	82	$ -	$ 1	$ 1	$ 85	$ 17	$ 9	$ 60
06/10/26	128	$ -	$ 2	$ 2	$ 132	$ 26	$ 13	$ 93
06/10/26	504	$ -	$ 8	$ 8	$ 519	$ 102	$ 53	$ 364
06/11/26	229	$ -	$ 4	$ 4	$ 236	$ 46	$ 24	$ 166
06/11/26	951	$ -	$ 15	$ 15	$ 981	$ 193	$ 99	$ 688
TOTAL	$ 209,199	$ 8,281	$ 3,235	$ 3,235	$ 223,950	$ 44,086	$ 22,628	$ 157,200
% COLLECTED					99.82%	99.72%	99.72%	99.83%
TOTAL OUTSTANDING					$ 414	$ 124	$ 64	$ 263

Bank Account Statement

Lexington CDD

Bank Account No. 3135

Statement No. 06-26

Statement Date 06/30/2026

G/L Account No. 101002 Balance	41,808.82	**Statement Balance**	41,808.82
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	41,808.82
Subtotal	41,808.82	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	41,808.82
Ending G/L Balance	41,808.82		

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 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 3479							
001	06/11/26	INFRAMARK LLC	180926	June 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51201	$1,668.25
						Check Total	*$1,668.25*
CHECK # 3480							
001	06/11/26	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.	7027	April 2026- Legal Fees	ProfServ-Legal Services	531023-51401	$114.40
						Check Total	*$114.40*
CHECK # 3481							
001	06/11/26	US BANK	8193555	Trustee Fees	Truist Fees May 2026 -Sept 2026	531045-51301	$1,773.39
001	06/11/26	US BANK	8193555	Trustee Fees	Truist Fees Oct 2026-April 2027	155030	$2,482.74
						Check Total	*$4,256.13*
CHECK # 3482							
001	06/19/26	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.	6952	March/May 2026- District Counsel	ProfServ-Legal Services	531023-51401	$400.40
						Check Total	*$400.40*
						Fund Total	**$6,439.18**
						Total Checks Paid	**$6,439.18**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lexington Community Development District

Financial Report

July 31, 2026

LEXINGTON
Community Development District

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LEXINGTON

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2007 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 39,624	$ -	$ -	$ 39,624
Due From Other Funds	-	229	1,592	1,821
Investments:				
Money Market Account	29,597	-	-	29,597
Prepayment Account	-	-	1,920	1,920
Reserve Fund	-	10,701	58,359	69,060
Revenue Fund	-	22,121	91,541	113,662
Prepaid Trustee Fees	2,483	-	-	2,483
TOTAL ASSETS	**$ 71,704**	**$ 33,051**	**$ 153,412**	**$ 258,167**
LIABILITIES				
Accounts Payable	$ 348	$ -	$ -	$ 348
Due To Other Funds	1,821	-	-	1,821
TOTAL LIABILITIES	**2,169**	**-**	**-**	**2,169**
FUND BALANCES				
Nonspendable:				
Prepaid Trustee Fees	2,483	-	-	2,483
Restricted for:				
Debt Service	-	33,051	153,412	186,463
Assigned to:				
Operating Reserves	10,760	-	-	10,760
Unassigned:	56,292	-	-	56,292
TOTAL FUND BALANCES	**$ 69,535**	**$ 33,051**	**$ 153,412**	**$ 255,998**
TOTAL LIABILITIES & FUND BALANCES	**$ 71,704**	**$ 33,051**	**$ 153,412**	**$ 258,167**

LEXINGTON
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 615	$ 512	$ 1,210	$ 698
Interest - Tax Collector	-	-	556	556
Special Assmnts- Tax Collector	44,210	44,210	44,086	(124)
Special Assmnts- Discounts	(1,768)	(1,768)	(1,620)	148
TOTAL REVENUES	**43,057**	**42,954**	**44,232**	**1,278**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	6,000	1,800	4,200
FICA Taxes	612	459	-	459
ProfServ-Legal Services	1,353	1,128	1,973	(845)
ProfServ-Mgmt Consulting	20,019	16,683	16,703	(20)
ProfServ-Property Appraiser	665	665	638	27
ProfServ-Trustee Fees	7,187	6,815	7,967	(1,152)
ProfServ-Web Site Development	1,500	1,250	1,607	(357)
Auditing Services	4,600	4,600	4,800	(200)
Postage and Freight	75	63	14	49
Insurance - General Liability	2,036	2,036	1,856	180
Legal Advertising	477	358	-	358
Miscellaneous Services	-	-	109	(109)
Misc-Bank Charges	-	-	481	(481)
Misc-Assessment Collection Cost	663	663	638	25
Annual District Filing Fee	175	175	175	-
Total Administration	47,362	40,895	38,761	2,134
TOTAL EXPENDITURES	**47,362**	**40,895**	**38,761**	**2,134**
Excess (deficiency) of revenues Over (under) expenditures	(4,305)	2,059	5,471	3,412
Net change in fund balance	$ (4,305)	$ 2,059	$ 5,471	$ 3,412
FUND BALANCE, BEGINNING (OCT 1, 2025)	**64,064**	**64,064**	**64,064**	
FUND BALANCE, ENDING	**$ 59,759**	**$ 66,123**	**$ 69,535**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 728	$ 607	$ 982	$ 375
Special Assmnts- Tax Collector	22,693	22,693	22,628	(65)
Special Assmnts- Discounts	(908)	(908)	(832)	76
TOTAL REVENUES	**22,513**	**22,392**	**22,778**	**386**
EXPENDITURES				
Administration				
ProfServ-Tax Collector	340	340	328	12
Misc-Assessment Collection Cost	341	341	328	13
Total Administration	681	681	656	25
Debt Service				
Principal Debt Retirement	10,000	10,000	10,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	8,748	8,748	8,478	270
Total Debt Service	18,748	18,748	23,478	(4,730)
TOTAL EXPENDITURES	**19,429**	**19,429**	**24,134**	**(4,705)**
Excess (deficiency) of revenues Over (under) expenditures	3,084	2,963	(1,356)	(4,319)
Net change in fund balance	$ 3,084	$ 2,963	$ (1,356)	$ (4,319)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**34,407**	**34,407**	**34,407**	
FUND BALANCE, ENDING	**$ 37,491**	**$ 37,370**	**$ 33,051**	

LEXINGTON
Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 5,754	$ 4,795	$ 4,018	$ (777)
Special Assmnts- Tax Collector	157,643	157,643	157,200	(443)
Special Assmnts- Discounts	(6,306)	(6,306)	(5,778)	528
TOTAL REVENUES	**157,091**	**156,132**	**155,440**	**(692)**
EXPENDITURES				
Administration				
ProfServ-Tax Collector	2,365	2,365	2,276	89
Misc-Assessment Collection Cost	2,364	2,364	2,276	88
Total Administration	4,729	4,729	4,552	177
Debt Service				
Principal Debt Retirement	105,000	105,000	105,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	40,333	40,333	40,242	91
Total Debt Service	145,333	145,333	150,242	(4,909)
TOTAL EXPENDITURES	**150,062**	**150,062**	**154,794**	**(4,732)**
Excess (deficiency) of revenues Over (under) expenditures	7,029	6,070	646	(5,424)
Net change in fund balance	$ 7,029	$ 6,070	$ 646	$ (5,424)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**152,766**	**152,766**	**152,766**	
FUND BALANCE, ENDING	**$ 159,795**	**$ 158,836**	**$ 153,412**	

LEXINGTON

Supporting Schedules

July 31, 2026

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		
		Discount/			Gross		Debt Service Funds	
Date Received	Net Amount Received	(Penalties) Amount	Collection Costs	Property Appraiser	Amount Received	General Fund	Fund 202 Series 2007	Fund 203 Series 2015
ASSESSMENTS LEVIED FY 2026					$ 224,364	$ 44,210	$ 22,692	$ 157,463
Allocation %					100.00%	19.70%	10.11%	70.18%
11/21/25	$ 623.37	$ 25.97	$ 9.64	$ 9.64	$ 668.62	$ 131.75	$ 67.62	$ 469.25
11/21/25	$ 2,479.64	$ 103.32	$ 38.35	$ 38.35	$ 2,659.65	$ 524.07	$ 268.99	$ 1,866.59
12/08/25	$ 4,366.66	$ 181.94	$ 67.53	$ 67.53	$ 4,683.65	$ 922.88	$ 473.70	$ 3,287.07
12/08/25	$ 16,846.23	$ 701.93	$ 260.51	$ 260.51	$ 18,069.18	$ 3,560.41	$ 1,827.50	$ 12,681.27
12/15/25	$ 6,622.95	$ 275.96	$ 102.42	$ 102.42	$ 7,103.74	$ 1,399.74	$ 718.46	$ 4,985.53
12/16/25	$ 25,911.26	$ 1,079.64	$ 400.69	$ 400.69	$ 27,792.28	$ 5,476.28	$ 2,810.88	$ 19,505.11
12/31/25	$ 26,372.60	$ 1,098.86	$ 407.83	$ 407.83	$ 28,287.11	$ 5,573.79	$ 2,860.93	$ 19,852.39
12/31/25	$ 109,560.43	$ 4,565.02	$ 1,694.24	$ 1,694.24	$ 117,513.92	$ 23,155.33	$ 11,885.24	$ 82,473.35
01/08/26	$ 928.69	$ 28.72	$ 14.36	$ 14.36	$ 986.13	$ 194.31	$ 99.74	$ 692.09
01/08/26	$ 3,847.88	$ 119.01	$ 59.51	$ 59.51	$ 4,085.90	$ 805.10	$ 413.24	$ 2,867.55
02/23/26	$ 777.88	$ 15.88	$ 12.03	$ 12.03	$ 817.82	$ 161.14	$ 82.71	$ 573.96
02/23/26	$ 3,201.07	$ 65.33	$ 49.50	$ 49.50	$ 3,365.40	$ 663.13	$ 340.37	$ 2,361.90
03/25/26	$ 1,478.41	$ 14.93	$ 22.86	$ 22.86	$ 1,539.06	$ 303.26	$ 155.66	$ 1,080.14
03/25/26	$ 419.64	$ 4.24	$ 6.49	$ 6.49	$ 436.86	$ 86.08	$ 44.18	$ 306.60
04/28/26	$ 706.21	$ -	$ 10.92	$ 10.92	$ 728.05	$ 143.46	$ 73.63	$ 510.96
04/28/26	$ 2,788.75	$ -	$ 43.13	$ 43.13	$ 2,875.00	$ 566.50	$ 290.77	$ 2,017.73
05/22/26	$ 373.13	$ -	$ 5.77	$ 5.77	$ 384.67	$ 75.80	$ 38.91	$ 269.97
05/22/26	$ 82.29	$ -	$ 1.28	$ 1.28	$ 84.84	$ 16.72	$ 8.58	$ 59.54
06/10/26	$ 128.38	$ -	$ 1.99	$ 1.99	$ 132.35	$ 26.08	$ 13.39	$ 92.89
06/10/26	$ 503.73	$ -	$ 7.79	$ 7.79	$ 519.31	$ 102.33	$ 52.52	$ 364.46
06/11/26	$ 228.77	$ -	$ 3.54	$ 3.54	$ 235.85	$ 46.47	$ 23.85	$ 165.52
06/11/26	$ 951.49	$ -	$ 14.72	$ 14.72	$ 980.92	$ 193.28	$ 99.21	$ 688.43
					$ -			$ -
TOTAL	$ 209,199	$ 8,281	$ 3,235	$ 3,235	$ 223,950	$ 44,084	$ 22,628.00	$ 157,200.00
% COLLECTED					99.82%	99.72%	99.72%	99.83%
TOTAL OUTSTANDING					$ 414	$ 126	$ 64	$ 263

Bank Account Statement

Lexington CDD

Bank Account No. 3135

Statement No. 07-26

Statement Date 07/31/2026

G/L Account No. 101002 Balance	39,624.04	**Statement Balance**	39,624.04
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	39,624.04
Subtotal	39,624.04	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	39,624.04
Ending G/L Balance	39,624.04		

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 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 3483							
001	07/06/26	INFRAMARK LLC	182440	May 2026- Postage	Postage and Freight	541006-51301	$2.22
						Check Total	*$2.22*
CHECK # 3484							
001	07/07/26	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.	7183	June 2026- District Counsel	ProfServ-Legal Services	531023-51401	$486.20
						Check Total	*$486.20*
CHECK # 3485							
001	07/15/26	INFRAMARK LLC	183685	July 2026- Management Contract	ProfServ-Mgmt Consulting	531027-51201	$1,668.25
						Check Total	*$1,668.25*
						Fund Total	**$2,156.67**
						Total Checks Paid	**$2,156.67**