

# Lexington Oaks Community Development District

## Board of Supervisors

- Rick Carroll, Chairman
- Terry Bechtel, Vice Chairman
- William Palermo, Assistant Secretary
- Scott A. Carlson, Assistant Secretary
- Butch Straber, Assistant Secretary

Alba Sanchez, District Manager  
Whitney Sousa, District Counsel  
Stephen Brletic, District Engineer  
Todd Wilhelmi, Site Manager

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## Regular Meeting Agenda Thursday, October 16, 2025 – 6:30 p.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Items for Consideration, Additions, Deletions**
- 5. Consent Agenda**
  - A. Minutes of the September 18, 2025 Meeting
  - B. Review of August 2025 Financials [Page 2]
- 6. Business Items**
  - A. Review of FIA Best Practices Sidewalk Safety [Page 39]
- 7. Staff Report**
  - A. Engineer's Report
  - B. Counsel's Report
  - C. Site Manager's Report
  - D. District Manager's Report
- 8. Supervisors' Requests and Comments**
- 9. Adjournment**

**The next Workshop is scheduled for Thursday, November 6, 2025 at 9:00 a.m.**  
**The next Meeting is scheduled for Thursday, November 20, 2025 at 6:30 p.m.**

### District Office:

Inframark, LLC  
11555 Heron Bay Blvd., Suite 201  
Coral Springs, Florida 33076  
954-603-0033

### Meeting Location:

Lexington Oaks Community Center  
26304 Lexington Oaks Boulevard  
Wesley Chapel, Florida 33544  
813-907-8718

**Lexington Oaks**  
 Community Development District

**Notes to the Financial Statements**

**Financial Overview / Highlights**

- ▶ Total revenues are currently at 101.38% of the annual budget. 100.00% of special assessments have been collected through August.
- ▶ Total expenditures are at approximately 85.47% of the annual budget.

**Variance Analysis**

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	\$6,920	\$7,323	94%	U.S. Bank - trustee fees for FY 2025.
Insurance-General Liability	\$16,816	\$16,116	104%	EGIS Insurance Advisors - premium paid for FY 2025.
Misc-Property Taxes	\$1,842	\$600	307%	Mike Fasano, Pasco County Tax Collector - 2024 real estate tax.
Misc-County Tax Bill	\$3,283	\$4,267	77%	Mike Fasano, Pasco County Tax Collector - 2024 solid waste assessment.
<b><u>Field</u></b>				
Insurance-Property	\$30,799	\$30,738	100%	EGIS Insurance Advisors - premium paid for FY 2025.
R&M-Irrigation	\$29,498	\$30,000	98%	YellowStone Landscape - inspection of mainline leaks, other irrigation repairs \$21,392; SmartLink - irrigation controllers \$2,093; other miscellaneous repairs.
R&M-Annuals	\$26,250	\$26,250	100%	Yellowstone Landscape - flowers/annuals installation for the district.
Misc-Contingency	\$151,020	\$145,000	104%	Better Trees - removal dangerous trees and limbs \$133,000; Yellowstone Landscape - hurricane clean-up \$6,045; Ray Lester - removal of stumps \$7,550; Time On Target Pro Security - hinged PVC enclosure \$2,312; other miscellaneous expenses.
<b><u>Utilities</u></b>				
Contracts-Solid Waste Service	\$4,491	\$1,735	259%	Waste Connections of FL - services for solid waste.
<b><u>Parks and Recreation</u></b>				
Workers Compensation	\$4,993	\$8,490	59%	EGIS Insurance Advisors - premium paid for FY 2025.
Contract-Sheriff	\$16,008	\$8,000	200%	Pasco Sheriff's Office - off duty patrol service.
R&M-Clubhouse	\$14,020	\$18,000	78%	Advanced Energy Solutions - repair electrical devices and panels \$3,402; other miscellaneous supplies and repairs.
R&M-Parks	\$12,829	\$5,000	257%	Mortensen Engineering - basketball court repairs \$4,530; Miracle Recreation - playground equipment \$6,857; other miscellaneous supplies and repairs.
R&M-Pools	\$19,524	\$15,000	130%	Caribbean Bay Pool Svc - install pool grids \$2,700; Brennick Brothers - cleaned/serviced pool heater, installed igniters \$6,549; Cooper Pools - service and valve repair \$3,660; other miscellaneous supplies and repairs.
Holiday Lighting & Decorations	\$5,114	\$5,000	102%	Decorating Elves - lighting and holiday decorations.
<b><u>Reserves</u></b>				
Reserve - Fitness Center	\$8,295	\$10,000	83%	Fitrev - deposit payment for new fitness equipment.

*The notes are intended to provide additional information helpful when reviewing the financial statements.*

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**Notes to the Financial Statements**

Reserves (continued)

Reserve - Ponds & Drainage	\$143,500	\$120,000	120%	Finn Outdoor - dredging/pond bank restoration \$42,570; pond 23A and 27D repairs \$100,930.
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**LEXINGTON OAKS**  
**Community Development District**

*Financial Report*

*August 31, 2025*

Prepared by:



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**LEXINGTON OAKS**

Community Development District

**Financial Statements**

(Unaudited)

**August 31, 2025**

**Balance Sheet**  
August 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FUND - HAWTHORNE GATE</u>	<u>GENERAL FUND - PREAKNESS GATE</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 1,309,191	\$ -	\$ -	\$ -	\$ 1,309,191
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	121,697	202,324	17,264	341,285
Investments:					
Money Market Account	141,273	-	-	-	141,273
Prepayment Account B	-	-	-	40	40
Reserve Fund A	-	-	-	23,353	23,353
Reserve Fund B	-	-	-	12,245	12,245
Revenue Fund A	-	-	-	35,826	35,826
Revenue Fund B	-	-	-	7,673	7,673
Prepaid Items	3,717	-	-	-	3,717
Utility Deposits - TECO	855	-	-	-	855
<b>TOTAL ASSETS</b>	<b>\$ 1,457,295</b>	<b>\$ 121,697</b>	<b>\$ 202,324</b>	<b>\$ 96,401</b>	<b>\$ 1,877,717</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 11,482	\$ 423	\$ -	\$ -	\$ 11,905
Sales Tax Payable	91	6	1	-	98
Deposits	1,740	-	-	-	1,740
Due To Other Funds	341,285	-	-	-	341,285
<b>TOTAL LIABILITIES</b>	<b>354,598</b>	<b>429</b>	<b>1</b>	<b>-</b>	<b>355,028</b>

**Balance Sheet**  
August 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FUND - HAWTHORNE GATE</u>	<u>GENERAL FUND - PREAKNESS GATE</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	3,717	-	-	-	3,717
Deposits	855	-	-	-	855
<b>Restricted for:</b>					
Debt Service	-	-	-	96,401	96,401
<b>Assigned to:</b>					
Operating Reserves	194,629	1,183	1,180	-	196,992
Reserves - Boundary Walls/Fences/Monuments	21,952	-	-	-	21,952
Reserves - Clubhouse	40,000	-	-	-	40,000
Reserves - Fitness Center	33,210	-	-	-	33,210
Reserves - Gate	-	9,779	12,700	-	22,479
Reserves - Landscape	15,000	-	-	-	15,000
Reserves - Park	35,613	-	-	-	35,613
Reserves - Ponds & Drainage	57,800	-	-	-	57,800
Reserves - Pools	57,235	-	-	-	57,235
Reserves - Roadways	-	59,454	129,078	-	188,532
Reserves - Sidewalks	-	18,876	16,700	-	35,576
Reserves - Sidewalks & Irrigation	52,879	-	-	-	52,879
Reserves - Signs/Monuments/Fence	19,983	-	-	-	19,983
<b>Unassigned:</b>	569,824	31,976	42,665	-	644,465
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,102,697</b>	<b>\$ 121,268</b>	<b>\$ 202,323</b>	<b>\$ 96,401</b>	<b>\$ 1,522,689</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,457,295</b>	<b>\$ 121,697</b>	<b>\$ 202,324</b>	<b>\$ 96,401</b>	<b>\$ 1,877,717</b>

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>AUG-25 ACTUAL</b>
<b><u>REVENUES</u></b>						
Interest - Investments	\$ 50,000	\$ 45,833	\$ 61,939	\$ 16,106	123.88%	\$ 5,261
Room Rentals	10,000	9,167	18,857	9,690	188.57%	1,129
Interest - Tax Collector	-	-	2,952	2,952	0.00%	571
Special Assmnts- Tax Collector	1,788,202	1,788,202	1,788,202	-	100.00%	495
Special Assmnts- Discounts	(71,528)	(71,528)	(67,894)	3,634	94.92%	-
Other Miscellaneous Revenues	25,000	22,917	22,473	(444)	89.89%	536
<b>TOTAL REVENUES</b>	<b>1,801,674</b>	<b>1,794,591</b>	<b>1,826,529</b>	<b>31,938</b>	<b>101.38%</b>	<b>7,992</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	24,000	22,000	20,600	1,400	85.83%	2,000
Payroll-Other	4,200	3,850	8,348	(4,498)	198.76%	960
FICA Taxes	2,157	1,977	1,530	447	70.93%	153
Unemployment Compensation	30	28	20	8	66.67%	2
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200	0.00%	-
ProfServ-Dissemination Agent	1,000	917	-	917	0.00%	-
ProfServ-Engineering	20,000	18,333	20,918	(2,585)	104.59%	585
ProfServ-Legal Services	30,000	27,500	15,661	11,839	52.20%	1,373
ProfServ-Mgmt Consulting	63,282	58,009	58,009	-	91.67%	5,274
ProfServ-Property Appraiser	150	150	150	-	100.00%	-
ProfServ-Special Assessment	13,310	13,310	13,310	-	100.00%	-
ProfServ-Trustee Fees	7,323	7,323	6,920	403	94.50%	500
ProfServ-Web Site Development	2,000	1,833	-	1,833	0.00%	-
Auditing Services	7,500	7,500	4,875	2,625	65.00%	-
Contract-Website Hosting	1,553	1,424	1,553	(129)	100.00%	-

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>AUG-25 ACTUAL</b>
Website Compliance	1,520	1,393	93	1,300	6.12%	-
Postage and Freight	1,100	1,008	2,894	(1,886)	263.09%	98
Insurance - General Liability	16,116	16,116	16,816	(700)	104.34%	-
Printing and Binding	1,200	1,100	260	840	21.67%	-
Legal Advertising	2,000	1,833	291	1,542	14.55%	-
Misc-Bank Charges	1,100	1,008	118	890	10.73%	118
Misc-Property Taxes	600	600	1,842	(1,242)	307.00%	-
Misc-Assessment Collection Cost	35,764	35,764	34,415	1,349	96.23%	19
Misc-County Tax Bill	4,267	4,267	3,283	984	76.94%	-
Office Supplies	250	229	-	229	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>241,797</b>	<b>228,847</b>	<b>212,081</b>	<b>16,766</b>	<b>87.71%</b>	<b>11,082</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>						
Contracts-Lake and Wetland	25,200	23,100	21,950	1,150	87.10%	-
R&M-Lake	3,000	2,750	-	2,750	0.00%	-
R&M-Mitigation	2,500	2,292	-	2,292	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>30,700</b>	<b>28,142</b>	<b>21,950</b>	<b>6,192</b>	<b>71.50%</b>	<b>-</b>
<b><u>Field</u></b>						
Contracts-Landscape	220,707	202,315	199,692	2,623	90.48%	17,081
Insurance - Property	30,738	30,738	30,799	(61)	100.20%	-
R&M-Entry Feature	8,000	7,333	335	6,998	4.19%	-
R&M-Irrigation	30,000	27,500	29,498	(1,998)	98.33%	3,259
R&M-Mulch	22,040	20,203	-	20,203	0.00%	-
R&M-Plant Replacement	40,000	36,667	18,938	17,729	47.35%	-
R&M-Sidewalk Cleaning	12,000	11,000	12,000	(1,000)	100.00%	-

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>AUG-25 ACTUAL</b>
R&M-Annals	26,250	24,063	26,250	(2,187)	100.00%	-
R&M-Tree Replacement	5,000	4,583	-	4,583	0.00%	-
R&M-Tree Removal	65,000	59,583	42,950	16,633	66.08%	800
Misc-Contingency	145,000	132,913	151,020	(18,107)	104.15%	-
Capital Improvements	100,000	91,667	68,507	23,160	68.51%	-
<b>Total Field</b>	<b>704,735</b>	<b>648,565</b>	<b>579,989</b>	<b>68,576</b>	<b>82.30%</b>	<b>21,140</b>
<b><u>Utilities</u></b>						
Contracts-Solid Waste Services	1,735	1,590	4,491	(2,901)	258.85%	817
Communication - Teleph - Field	8,400	7,700	8,464	(764)	100.76%	893
Electricity - General	160,000	146,667	130,026	16,641	81.27%	12,314
Utility - Gas	50,000	45,833	47,899	(2,066)	95.80%	123
Utility - Water & Sewer	20,000	18,333	16,241	2,092	81.21%	1,221
<b>Total Utilities</b>	<b>240,135</b>	<b>220,123</b>	<b>207,121</b>	<b>13,002</b>	<b>86.25%</b>	<b>15,368</b>
<b><u>Parks and Recreation</u></b>						
Payroll-Salaries	112,000	102,667	97,700	4,967	87.23%	8,320
Payroll-Site Manager	73,097	67,006	67,315	(309)	92.09%	5,623
FICA Taxes	14,160	12,980	12,627	353	89.17%	1,067
Workers' Compensation	8,490	8,490	4,993	3,497	58.81%	-
Unemployment Compensation	200	183	45	138	22.50%	1
Contracts-Pools	45,000	41,250	36,075	5,175	80.17%	3,825
Contracts-Security Alarms	960	880	2,026	(1,146)	211.04%	1,352
Contracts-Sheriff	8,000	7,333	16,008	(8,675)	200.10%	-
R&M-Clubhouse	18,000	16,500	14,020	2,480	77.89%	595
R&M-Parks	5,000	4,583	12,829	(8,246)	256.58%	-
R&M-Pools	15,000	13,750	19,524	(5,774)	130.16%	-

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>AUG-25 ACTUAL</b>
R&M-Fitness Center	10,000	9,167	9,060	107	90.60%	4,160
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	4,583	-	4,583	0.00%	-
Holiday Lighting & Decorations	5,000	4,583	5,114	(531)	102.28%	-
Op Supplies - Clubhouse	18,000	16,500	14,599	1,901	81.11%	944
<b>Total Parks and Recreation</b>	<b>339,307</b>	<b>311,855</b>	<b>311,935</b>	<b>(80)</b>	<b>91.93%</b>	<b>25,887</b>
<b>Reserves</b>						
R&M-Boundary Walls/Fences/Monuments	20,000	20,000	13,000	7,000	65.00%	-
Reserve - Clubhouse	15,000	15,000	-	15,000	0.00%	-
Reserve - Fitness Center	10,000	10,000	8,295	1,705	82.95%	-
Reserve - Landscaping	15,000	15,000	-	15,000	0.00%	-
Reserve - Parks	20,000	20,000	19,492	508	97.46%	7,069
Reserve - Pool	25,000	25,000	14,248	10,752	56.99%	-
Reserve-Ponds & Drainage	120,000	120,000	143,500	(23,500)	119.58%	-
Reserve-Sidewalks & Irrigation	20,000	20,000	8,225	11,775	41.13%	-
<b>Total Reserves</b>	<b>245,000</b>	<b>245,000</b>	<b>206,760</b>	<b>38,240</b>	<b>84.39%</b>	<b>7,069</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,801,674</b>	<b>1,682,532</b>	<b>1,539,836</b>	<b>142,696</b>	<b>85.47%</b>	<b>80,546</b>
Excess (deficiency) of revenues Over (under) expenditures	-	112,059	286,693	174,634	0.00%	(72,554)
Net change in fund balance	\$ -	\$ 112,059	\$ 286,693	\$ 174,634	0.00%	\$ (72,554)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>816,004</b>	<b>816,004</b>	<b>816,004</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 816,004</b>	<b>\$ 928,063</b>	<b>\$ 1,102,697</b>			

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>AUG-25 ACTUAL</u>
<b><u>REVENUES</u></b>						
Interest - Investments	\$ 100	\$ 92	\$ -	\$ (92)	0.00%	\$ -
Special Assmnts- Tax Collector	25,866	25,866	25,866	-	100.00%	7
Special Assmnts- Discounts	(1,035)	(1,035)	(982)	53	94.88%	-
Gate Bar Code/Remotes	300	275	428	153	142.67%	99
<b>TOTAL REVENUES</b>	<b>25,231</b>	<b>25,198</b>	<b>25,312</b>	<b>114</b>	<b>100.32%</b>	<b>106</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessment Collection Cost	517	517	498	19	96.32%	-
<b>Total Administration</b>	<b>517</b>	<b>517</b>	<b>498</b>	<b>19</b>	<b>96.32%</b>	<b>-</b>
<b><u>Gatehouse</u></b>						
Communication - Telephone	600	550	548	2	91.33%	50
Electricity - Gate	550	504	393	111	71.45%	50
R&M-Gate	3,064	2,809	1,978	831	64.56%	508
<b>Total Gatehouse</b>	<b>4,214</b>	<b>3,863</b>	<b>2,919</b>	<b>944</b>	<b>69.27%</b>	<b>608</b>
<b><u>Reserves</u></b>						
Reserve - Gate	1,500	1,500	-	1,500	0.00%	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-
Reserve - Sidewalks	5,000	5,000	3,360	1,640	67.20%	-
<b>Total Reserves</b>	<b>20,500</b>	<b>20,500</b>	<b>3,360</b>	<b>17,140</b>	<b>16.39%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>25,231</b>	<b>24,880</b>	<b>6,777</b>	<b>18,103</b>	<b>26.86%</b>	<b>608</b>

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>AUG-25 ACTUAL</u>
Excess (deficiency) of revenues						
Over (under) expenditures	-	318	18,535	18,217	0.00%	(502)
Net change in fund balance	\$ -	\$ 318	\$ 18,535	\$ 18,217	0.00%	\$ (502)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>102,733</b>	<b>102,733</b>	<b>102,733</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 102,733</b>	<b>\$ 103,051</b>	<b>\$ 121,268</b>			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 500	\$ 458	\$ -	\$ (458)	0.00%	\$ -
Special Assmnts- Tax Collector	45,852	45,852	45,852	-	100.00%	13
Special Assmnts- Discounts	(1,834)	(1,834)	(1,741)	93	94.93%	-
Gate Bar Code/Remotes	200	183	307	124	153.50%	24
<b>TOTAL REVENUES</b>	<b>44,718</b>	<b>44,659</b>	<b>44,418</b>	<b>(241)</b>	<b>99.33%</b>	<b>37</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	917	917	882	35	96.18%	-
<b>Total Administration</b>	<b>917</b>	<b>917</b>	<b>882</b>	<b>35</b>	<b>96.18%</b>	<b>-</b>
<b>Field</b>						
R&M-Irrigation	-	-	299	(299)	0.00%	-
<b>Total Field</b>	<b>-</b>	<b>-</b>	<b>299</b>	<b>(299)</b>	<b>0.00%</b>	<b>-</b>
<b>Gatehouse</b>						
Communication - Telephone	691	633	600	33	86.83%	65
Electricity - Gate	690	633	339	294	49.13%	50
R&M-Gate	2,420	2,218	4,267	(2,049)	176.32%	-
<b>Total Gatehouse</b>	<b>3,801</b>	<b>3,484</b>	<b>5,206</b>	<b>(1,722)</b>	<b>136.96%</b>	<b>115</b>
<b>Reserves</b>						
Reserve - Gate	2,000	2,000	-	2,000	0.00%	-
Reserve - Roadways	32,000	32,000	-	32,000	0.00%	-
Reserve - Sidewalks	6,000	6,000	15,960	(9,960)	266.00%	-
<b>Total Reserves</b>	<b>40,000</b>	<b>40,000</b>	<b>15,960</b>	<b>24,040</b>	<b>39.90%</b>	<b>-</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-25 ACTUAL
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>44,718</b>	<b>44,401</b>	<b>22,347</b>	<b>22,054</b>	<b>49.97%</b>	<b>115</b>
Excess (deficiency) of revenues Over (under) expenditures	-	258	22,071	21,813	0.00%	(78)
Net change in fund balance	\$ -	\$ 258	\$ 22,071	\$ 21,813	0.00%	\$ (78)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>180,252</b>	<b>180,251</b>	<b>180,252</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 180,252</b>	<b>\$ 180,509</b>	<b>\$ 202,323</b>			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-25 ACTUAL
<b><u>REVENUES</u></b>						
Interest - Investments	\$ -	\$ -	\$ 5,341	\$ 5,341	0.00%	\$ 284
Special Assmnts- Tax Collector	379,124	379,124	379,124	-	100.00%	105
Special Assmnts- Discounts	(15,165)	(15,165)	(14,394)	771	94.92%	-
<b>TOTAL REVENUES</b>	<b>363,959</b>	<b>363,959</b>	<b>370,071</b>	<b>6,112</b>	<b>101.68%</b>	<b>389</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessment Collection Cost	7,582	7,582	7,297	285	96.24%	4
<b>Total Administration</b>	<b>7,582</b>	<b>7,582</b>	<b>7,297</b>	<b>285</b>	<b>96.24%</b>	<b>4</b>
<b><u>Debt Service</u></b>						
Debt Retirement Series A	194,790	194,790	194,790	-	100.00%	-
Debt Retirement Series B	110,170	110,170	110,170	-	100.00%	-
Interest Expense Series A	38,303	38,303	38,303	-	100.00%	-
Interest Expense Series B	12,575	12,575	12,575	-	100.00%	-
<b>Total Debt Service</b>	<b>355,838</b>	<b>355,838</b>	<b>355,838</b>	<b>-</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>363,420</b>	<b>363,420</b>	<b>363,135</b>	<b>285</b>	<b>99.92%</b>	<b>4</b>
Excess (deficiency) of revenues Over (under) expenditures	539	539	6,936	6,397	1286.83%	385

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>AUG-25 ACTUAL</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Contribution to (Use of) Fund Balance	539	-	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>539</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 539	\$ 539	\$ 6,936	\$ 6,397	1286.83%	\$ 385
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>89,465</b>	<b>89,465</b>	<b>89,465</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 90,004</b>	<b>\$ 90,004</b>	<b>\$ 96,401</b>			

**LEXINGTON OAKS**

Community Development District

**Supporting Schedules**

**August 31, 2025**

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL			
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual Thru 8/31/2025	FY2025 Total	Adopted Budget	% of Budget
<b>Revenues</b>																
Interest - Investments	\$ 4,259	\$ 4,003	\$ 8,553	\$ 9,078	\$ 7,911	\$ 7,393	\$ 6,590	\$ 6,514	\$ 5,958	\$ 5,603	\$ 5,261	\$ 4,167	\$ 61,939	\$ 75,290	\$ 50,000	151%
Room Rentals	2,070	658	752	1,693	2,586	2,116	3,762	470	1,928	1,693	1,129	833	18,857	19,690	10,000	197%
Interest - Tax Collector	-	298	-	1,936	-	-	-	147	-	-	571	-	2,952	2,952	-	0%
Special Assmnts- Tax Collector	-	338,259	1,308,640	46,364	19,953	14,386	43,699	8,107	8,298	-	495	-	1,788,202	1,788,201	1,788,202	100%
Special Assmnts- Discounts	-	(13,809)	(52,180)	(1,391)	(357)	(134)	(22)	-	-	-	-	-	(67,894)	(67,893)	(71,528)	95%
Other Miscellaneous Revenues	440	23	6,300	357	635	9,660	2,868	26	359	1,271	536	2,083	22,473	24,558	25,000	98%
<b>Total Revenues</b>	<b>6,769</b>	<b>329,432</b>	<b>1,272,065</b>	<b>58,037</b>	<b>30,728</b>	<b>33,421</b>	<b>56,897</b>	<b>15,264</b>	<b>16,543</b>	<b>8,567</b>	<b>7,992</b>	<b>7,083</b>	<b>1,826,529</b>	<b>1,842,798</b>	<b>1,801,674</b>	<b>102%</b>
<b>Expenditures</b>																
<b>Administrative</b>																
P/R-Board of Supervisors	1,800	1,800	800	2,400	1,800	2,000	2,000	2,000	3,000	1,000	2,000	2,000	20,600	22,600	24,000	94%
Payroll-Other	546	900	723	1,322	404	736	612	612	767	767	960	350	8,348	8,699	4,200	207%
FICA Taxes	107	122	61	184	138	153	153	153	230	77	153	180	1,530	1,711	2,157	79%
Unemployment Compensation	1	2	1	2	2	2	2	2	3	1	2	3	20	23	30	77%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	83	-	83	1,000	8%
ProfServ-Engineering	-	805	2,495	-	1,830	3,375	1,800	7,345	2,008	675	585	1,667	20,918	22,585	20,000	113%
ProfServ-Legal Services	-	4,013	225	1,258	1,299	598	-	2,381	1,566	2,950	1,373	2,500	15,661	18,163	30,000	61%
ProfServ-Mgmt Consulting	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	58,009	63,288	63,282	100%
ProfServ-Property Appraiser	-	-	-	-	-	-	-	150	-	-	-	-	150	150	150	100%
ProfServ-Special Assessment	-	-	13,310	-	-	-	-	-	-	-	-	-	13,310	13,310	13,310	100%
ProfServ-Trustee Fees	6,420	-	-	-	-	-	-	-	-	-	500	-	6,920	6,920	7,323	94%
ProfServ-Web Site Development	-	-	-	-	-	-	-	-	-	-	-	167	-	167	2,000	8%
Auditing Services	-	-	-	-	-	-	-	-	-	4,875	-	-	4,875	4,875	7,500	65%
Contract-Website Hosting	1,553	-	-	-	-	-	-	-	-	-	-	129	1,553	1,682	1,553	108%
Website Compliance	-	-	-	-	-	93	-	-	-	-	-	127	93	220	1,520	14%
Postage and Freight	132	40	58	30	39	62	113	233	108	1,981	98	92	2,894	2,986	1,100	271%
Insurance - General Liability	16,116	-	-	-	-	700	-	-	-	-	-	-	16,816	16,816	16,116	104%
Printing and Binding	87	83	-	-	-	-	-	-	-	90	-	100	260	360	1,200	30%
Legal Advertising	-	-	-	-	-	-	-	-	-	291	-	167	291	458	2,000	23%
Misc-Bank Charges	-	-	-	-	-	-	-	-	-	-	118	92	118	210	1,100	19%
Misc-Property Taxes	-	1,842	-	-	-	-	-	-	-	-	-	-	1,842	1,842	600	307%
Misc-Assessment Collection Cost	-	6,489	25,129	899	392	285	874	162	166	-	19	-	34,415	34,415	35,764	96%
Misc-County Tax Bill	-	2,958	-	-	-	-	-	-	325	-	-	-	3,283	3,283	4,267	77%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	21	-	21	250	8%

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

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	TOTAL			
													Actual Thru 8/31/2025	FY2025 Total	Adopted Budget	% of Budget
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
<b>Total Administrative</b>	<b>32,211</b>	<b>24,328</b>	<b>48,076</b>	<b>11,369</b>	<b>11,178</b>	<b>13,278</b>	<b>10,828</b>	<b>18,312</b>	<b>13,447</b>	<b>17,981</b>	<b>11,082</b>	<b>12,952</b>	<b>212,081</b>	<b>225,042</b>	<b>241,797</b>	<b>93%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>																
Contracts-Lake and Wetland	2,100	2,100	2,100	2,310	2,310	2,310	2,310	2,310	2,050	2,050	-	2,100	21,950	24,050	25,200	95%
R&M-Lake	-	-	-	-	-	-	-	-	-	-	-	250	-	250	3,000	8%
R&M-Mitigation	-	-	-	-	-	-	-	-	-	-	-	208	-	208	2,500	8%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>2,100</b>	<b>2,100</b>	<b>2,100</b>	<b>2,310</b>	<b>2,310</b>	<b>2,310</b>	<b>2,310</b>	<b>2,310</b>	<b>2,050</b>	<b>2,050</b>	<b>-</b>	<b>2,558</b>	<b>21,950</b>	<b>24,508</b>	<b>30,700</b>	<b>80%</b>
<b><u>Field</u></b>																
Contracts-Landscape	18,392	18,392	18,392	18,392	18,392	18,392	18,392	18,392	18,392	17,081	17,081	18,392	199,692	218,082	220,707	99%
Insurance - Property	30,799	-	-	-	-	-	-	-	-	-	-	-	30,799	30,799	30,738	100%
R&M-Entry Feature	-	-	-	-	-	-	-	335	-	-	-	667	335	1,002	8,000	13%
R&M-Irrigation	7,579	2,040	2,196	807	1,170	-	514	3,548	5,632	2,754	3,259	2,500	29,498	31,999	30,000	107%
R&M-Mulch	-	-	-	-	-	-	-	-	-	-	-	1,837	-	1,837	22,040	8%
R&M-Plant Replacement	-	-	-	-	-	-	-	-	592	18,346	-	3,333	18,938	22,271	40,000	56%
R&M-Sidewalk Cleaning	-	-	-	-	-	-	-	12,000	-	-	-	1,000	12,000	13,000	12,000	108%
R&M-Annuals	-	8,750	-	-	-	8,750	-	-	-	8,750	-	2,188	26,250	28,438	26,250	108%
R&M-Tree Replacement	-	-	-	-	-	-	-	-	-	-	-	417	-	417	5,000	8%
R&M-Tree Removal	13,500	-	-	-	5,500	-	6,500	7,600	-	9,050	800	5,417	42,950	48,367	65,000	74%
Misc-Contingency	-	68,000	50,045	23,113	7,550	-	-	-	2,312	-	-	12,087	151,020	163,107	145,000	112%
Capital Improvements	-	-	-	-	-	-	12,579	-	55,927	-	-	8,333	68,507	76,839	100,000	77%
<b>Total Field</b>	<b>70,270</b>	<b>97,182</b>	<b>70,633</b>	<b>42,312</b>	<b>32,612</b>	<b>27,142</b>	<b>37,985</b>	<b>41,875</b>	<b>82,855</b>	<b>55,981</b>	<b>21,140</b>	<b>56,171</b>	<b>579,989</b>	<b>636,158</b>	<b>704,735</b>	<b>90%</b>
<b><u>Utilities</u></b>																
Contracts-Solid Waste Services	309	309	309	384	389	388	387	387	401	408	817	145	4,491	4,633	1,735	267%
Communication - Teleph - Field	694	692	767	530	723	954	626	1,010	595	979	893	700	8,464	9,163	8,400	109%
Electricity - General	12,110	11,796	11,680	11,633	12,024	11,591	11,263	11,215	11,974	12,427	12,314	13,333	130,026	143,360	160,000	90%
Utility - Gas	123	1,688	3,683	6,871	12,365	6,807	2,484	12,109	1,522	123	123	4,167	47,899	52,065	50,000	104%
Utility - Water & Sewer	693	674	1,241	1,374	1,654	1,333	1,640	3,700	1,496	1,214	1,221	1,667	16,241	17,907	20,000	90%
<b>Total Utilities</b>	<b>13,929</b>	<b>15,159</b>	<b>17,680</b>	<b>20,792</b>	<b>27,155</b>	<b>21,073</b>	<b>16,400</b>	<b>28,421</b>	<b>15,988</b>	<b>15,151</b>	<b>15,368</b>	<b>20,012</b>	<b>207,121</b>	<b>227,128</b>	<b>240,135</b>	<b>95%</b>
<b><u>Parks and Recreation</u></b>																
Payroll-Salaries	7,353	12,012	8,158	8,173	8,021	8,246	8,210	12,237	8,719	8,250	8,320	9,333	97,700	107,032	112,000	96%
Payroll-Site Manager	5,464	8,434	5,623	5,623	5,623	5,623	5,623	8,434	5,623	5,623	5,623	6,091	67,315	73,407	73,097	100%
FICA Taxes	985	1,563	1,054	1,055	1,044	1,061	1,058	1,581	1,097	1,061	1,067	1,180	12,627	13,806	14,160	98%
Workers' Compensation	4,489	-	-	-	504	-	-	-	-	-	-	-	4,993	4,993	8,490	59%

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

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	TOTAL			
													Actual Thru 8/31/2025	FY2025 Total	Adopted Budget	% of Budget
Unemployment Compensation	2	2	1	14	8	4	4	5	3	1	1	17	45	62	200	31%
Contracts-Pools	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,750	3,750	3,750	3,825	3,750	36,075	39,825	45,000	89%
Contracts-Security Alarms	65	65	65	65	69	69	69	69	69	69	1,352	80	2,026	2,106	960	219%
Contracts-Sheriff	-	-	-	2,088	4,640	-	3,480	-	696	5,104	-	667	16,008	16,675	8,000	208%
R&M-Clubhouse	637	3,883	671	1,275	2,881	1,811	83	519	347	1,320	595	1,500	14,020	15,522	18,000	86%
R&M-Parks	-	242	-	-	-	11,862	-	725	-	-	-	417	12,829	13,246	5,000	265%
R&M-Pools	362	4,287	2,246	829	376	175	4,205	3,660	1,728	1,656	-	1,250	19,524	20,774	15,000	138%
R&M-Fitness Center	784	135	48	1,757	207	725	531	145	145	424	4,160	833	9,060	9,894	10,000	99%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	0%
Security Enhancements	-	-	-	-	-	-	-	-	-	-	-	417	-	417	5,000	8%
Holiday Lighting & Decorations	1,790	3,324	-	-	-	-	-	-	-	-	-	417	5,114	5,531	5,000	111%
Op Supplies - Clubhouse	874	926	2,642	1,878	953	735	1,268	-	2,413	1,965	944	1,500	14,599	16,098	18,000	89%
<b>Total Parks and Recreation</b>	<b>25,805</b>	<b>37,873</b>	<b>23,508</b>	<b>25,757</b>	<b>27,326</b>	<b>33,311</b>	<b>27,531</b>	<b>31,125</b>	<b>24,590</b>	<b>29,223</b>	<b>25,887</b>	<b>27,452</b>	<b>311,935</b>	<b>339,388</b>	<b>339,307</b>	<b>100%</b>
<b>Total Expenditures</b>	<b>144,315</b>	<b>176,642</b>	<b>161,997</b>	<b>102,540</b>	<b>100,581</b>	<b>97,114</b>	<b>95,054</b>	<b>122,043</b>	<b>138,930</b>	<b>120,386</b>	<b>73,477</b>	<b>119,145</b>	<b>1,333,076</b>	<b>1,452,224</b>	<b>1,556,674</b>	<b>93%</b>
<b>Reserves</b>																
R&M-Boundary Walls/Fences/Monuments	-	-	-	-	-	-	5,000	8,000	-	-	-	-	13,000	13,000	20,000	65%
Reserve - Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Reserve - Fitness Center	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295	8,295	10,000	83%
Reserve - Landscaping	6,045	-	(6,045)	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Reserve - Parks	-	-	-	-	-	-	-	-	5,887	6,537	7,069	-	19,492	19,493	20,000	97%
Reserve - Pool	-	-	-	-	9,625	-	-	-	4,623	-	-	-	14,248	14,248	25,000	57%
Reserve-Ponds & Drainage	-	-	44,670	48,858	49,972	-	-	-	-	-	-	-	143,500	143,500	120,000	120%
Reserve-Sidewalks & Irrigation	-	-	-	-	-	-	8,225	-	-	-	-	-	8,225	8,225	20,000	41%
<b>Total Reserves</b>	<b>14,340</b>	<b>-</b>	<b>38,625</b>	<b>48,858</b>	<b>59,597</b>	<b>-</b>	<b>13,225</b>	<b>8,000</b>	<b>10,510</b>	<b>6,537</b>	<b>7,069</b>	<b>-</b>	<b>206,760</b>	<b>206,761</b>	<b>245,000</b>	<b>84%</b>
<b>Total Expenditures &amp; Reserves</b>	<b>158,655</b>	<b>176,642</b>	<b>200,622</b>	<b>151,398</b>	<b>160,178</b>	<b>97,114</b>	<b>108,279</b>	<b>130,043</b>	<b>149,440</b>	<b>126,923</b>	<b>80,546</b>	<b>119,145</b>	<b>1,539,836</b>	<b>1,658,985</b>	<b>1,801,674</b>	<b>92%</b>
Excess (deficiency) of revenues Over (under) expenditures	\$ (151,886)	\$ 152,790	\$ 1,071,443	\$ (93,361)	\$ (129,450)	\$ (63,693)	\$ (51,382)	\$ (114,779)	\$ (132,897)	\$ (118,356)	\$ (72,554)	\$ (112,062)	286,693	183,813	-	0%
<b>Fund Balance, Beginning (Oct 1, 2024)</b>													<b>816,004</b>	<b>816,004</b>	<b>816,004</b>	
<b>Fund Balance, Ending</b>													<b>\$ 1,102,697</b>	<b>\$ 999,817</b>	<b>\$ 816,004</b>	

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Hawthorne Gate Fund	Preakness Gate Fund	Series 2021A Debt Service Fund	Series 2021B Debt Service Fund
Assessments Levied FY 2025				\$ 2,239,044	\$ 1,788,202	\$ 25,866	\$ 45,852	\$ 248,435	\$ 130,689
Allocation %				100.00%	79.86%	1.16%	2.05%	11.10%	5.84%
11/06/24	\$ 34,582	\$ 1,834	\$ 706	\$ 37,122	\$ 29,647	\$ 429	\$ 760	\$ 4,119	\$ 2,167
11/14/24	168,177	7,150	3,432	178,760	142,766	2,065	3,661	19,834	10,434
11/21/24	112,356	4,777	2,293	119,426	95,379	1,380	2,446	13,251	6,971
11/27/24	83,010	3,529	1,694	88,233	70,467	1,019	1,807	9,790	5,150
12/09/24	1,481,357	62,983	30,232	1,574,572	1,257,524	18,190	32,245	174,708	91,905
12/16/24	60,418	2,353	1,233	64,003	51,116	739	1,311	7,102	3,736
01/08/25	55,185	1,742	1,126	58,053	46,364	671	1,189	6,441	3,388
02/12/25	24,046	447	491	24,984	19,953	289	512	2,772	1,458
03/11/25	17,488	168	357	18,013	14,386	208	369	1,999	1,051
04/09/25	53,595	28	1,094	54,717	43,699	632	1,121	6,071	3,194
05/13/25	9,948	-	203	10,151	8,107	117	208	1,126	592
06/11/25	792	-	16	808	645	9	17	90	47
06/16/25	9,390	-	192	9,582	7,652	111	196	1,063	559
08/07/25	1,167.26	-	23.82	1,191.08	951.25	13.76	24.39	132.16	69.52
<b>TOTAL</b>	<b>\$ 2,111,512</b>	<b>\$ 85,011</b>	<b>\$ 43,092</b>	<b>\$ 2,239,044</b>	<b>\$ 1,788,202</b>	<b>\$ 25,866</b>	<b>\$ 45,852</b>	<b>\$ 248,435</b>	<b>\$ 130,689</b>
<b>% COLLECTED</b>				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL OUTSTANDING</b>				<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>

**Cash and Investment Report**  
*August 31, 2025*

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Account Number</u>	<u>Maturity</u>	<u>APY</u>	<u>Balance</u>
Public Funds Now	Truist Bank	5579	n/a	0.01%	\$ 73,563
Government Interest Checking	Valley National Bank	0201	n/a	4.33%	\$ 1,235,628
				<b>Subtotal</b>	<b>\$ 1,309,191</b>
Public Funds Money Market Account	BankUnited	8441	n/a	4.06%	\$ 141,273
				<b>GF Subtotal</b>	<b>\$ 1,450,465</b>

**DEBT SERVICE FUNDS**

<u>Account Name</u>	<u>Bank Name</u>	<u>Account Number</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Prepayment Fund B	US Bank	6003	n/a	4.25%	40
Series 2021 Reserve Fund A	US Bank	8005	n/a	4.25%	23,353
Series 2021 Reserve Fund B	US Bank	6005	n/a	4.25%	12,245
Series 2021 Revenue Fund A	US Bank	8000	n/a	4.25%	35,826
Series 2021 Revenue Fund B	US Bank	6000	n/a	4.25%	7,673
				<b>Subtotal</b>	<b>\$ 79,137</b>
				<b>Grand Total</b>	<b>\$ 1,529,601</b>

# Bank Account Statement

Lexington Oaks CDD

**Bank Account No.** 0201  
**Statement No.** 08-25

**Statement Date** 08/31/2025

<b>G/L Account No. 101002 Balance</b>	1,235,628.35	<b>Statement Balance</b>	1,259,546.28
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	1,259,546.28
<b>Subtotal</b>	1,235,628.35	<b>Outstanding Checks</b>	-23,917.93
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,235,628.35
<b>Ending G/L Balance</b>	1,235,628.35		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
05/07/2024	Payment	9485	JOSE JIMENEZ	Payment of Invoice 017336			-300.00
02/07/2025	Payment	300039	SPARK ENERGY GAS LLC	Inv: 82264154 ACH			-8,025.24
05/13/2025	Payment	300082	TECO PEOPLE'S GAS- ACH	Inv: 040225-8748 ACH			-2,483.86
05/29/2025	Payment	9788	PASCO COUNTY B.O.C.C.	Check for Vendor V00092			-125.00
05/15/2025	Payment	300089	COMMUNICATION S	Inv: 1294149042825 ACH			-50.00
05/15/2025	Payment	300090	PASCO COUNTY UTILITIES SERVICE	Inv: 22286599 ACH			-37.80
05/15/2025	Payment	300091	PASCO COUNTY UTILITIES SERVICE	Inv: 22286600 ACH			-141.84
05/15/2025	Payment	300092	PASCO COUNTY UTILITIES SERVICE	Inv: 22285438 ACH			-1,633.00
05/15/2025	Payment	300093	PASCO COUNTY UTILITIES SERVICE	Inv: 22282723 ach			-37.44
06/01/2025	Payment	DD1249	TRUIST BANK	Payment of Invoice 018231			-1,663.71
08/04/2025	Payment	9818	JESSICA THOMPSON	Payment of Invoice 018282			-250.00
08/14/2025	Payment	100178	PASCO COUNTY B.O.C.C.	Inv: 2025004318			-75.00
08/20/2025	Payment	100181	DANIEL STROUS	Inv: 1014			-2,050.00
08/20/2025	Payment	100182	BALLENGER LANDCARE, INC	Inv: 234, Inv: 287, Inv: 299			-4,979.86
08/22/2025	Payment	9825	LYNETTE ALBERT TRINIDAD	Payment of Invoice 018327			-300.00
08/22/2025	Payment	9828	VALERIE JOHNSON CHARTER	Payment of Invoice 018326			-300.00
08/25/2025	Payment	9829	COMMUNICATION S	Payment of Invoice 018331			-34.99
08/25/2025	Payment	9830	VERIZON WIRELESS	Payment of Invoice 018330			-83.20
07/23/2025	Payment	300129	WASTE CONNECTIONS OF FL- ACH	Inv: 839316W425-ACH			-408.08
08/29/2025	Payment	9831	ROSALIND RIVERA	Payment of Invoice 018343			-500.00

# Bank Account Statement

Lexington Oaks CDD

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**Bank Account No.** 0201

**Statement No.** 08-25

**Statement Date**

08/31/2025

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08/20/2025	Payment	300144	WASTE CONNECTIONS OF FL- ACH CHARTER	Inv: 8367329W425-ACH	-408.92
08/20/2025	Payment	300145	COMMUNICATION S	Inv: 1684133080325-ACH	-29.99
<b>Total Outstanding Checks</b>					-23,917.93



P.O. Box 558  
Wayne, NJ 07474-0558

Last Statement:  
Statement Ending:  
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LEXINGTON OAKS COMMUNITY DEVELOPMENT  
DISTRICT  
C/O INFRAMARK, LLC  
5645 CORAL RIDGE DR # 407  
CORAL SPRINGS FL 33076

Email: [contactus@valley.com](mailto:contactus@valley.com)  
Visit Us Online: [www.valley.com](http://www.valley.com)  
Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### GOVERNMENT CHECKING - XXXXXX0201

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$1,368,763.20		\$5,949.90		\$115,166.82		\$1,259,546.28

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,368,763.20
08/01	ACH DEBIT ADP PAYROLL FEES ADP FEES 250801 930838338072	-\$383.38		\$1,368,379.82
08/05	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100168*2508 04*FEDEX\183501233 \138149789\1835012 33	-\$64.05		\$1,368,315.77
08/05	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100169*2508 04*ADVANCED ENERGY SOLUTIONS\1835012 36\138101152\18350	-\$135.00		\$1,368,180.77
08/05	CHECK 9815	-\$87.88		\$1,368,092.89
08/07	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20250806 -001		\$1,167.26	\$1,369,260.15
08/07	ACH DEBIT ADP Tax ADP Tax 250807 RWF7W 080816A01	-\$1,612.19		\$1,367,647.96
08/07	ACH DEBIT ADP WAGE PAY WAGE PAY 250807 929438749304F7W	-\$5,806.08		\$1,361,841.88
08/07	CHECK 9816	-\$500.00		\$1,361,341.88
08/08	ACH DEBIT WREC ELECTRIC 250808 0001265889	-\$44.03		\$1,361,297.85
08/08	ACH DEBIT WREC ELECTRIC 250808 0001265871	-\$49.74		\$1,361,248.11





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Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
08/08	ACH DEBIT WREC ELECTRIC 250808 0001265883	-\$49.95		\$1,361,198.16
08/08	ACH DEBIT WREC ELECTRIC 250808 0001265888	-\$348.62		\$1,360,849.54
08/08	ACH DEBIT WREC ELECTRIC 250808 0001265890	-\$405.43		\$1,360,444.11
08/08	ACH DEBIT WREC ELECTRIC 250808 0001265863	-\$11,515.98		\$1,348,928.13
08/08	CHECK 9817	-\$900.00		\$1,348,028.13
08/08	CHECK 100167	-\$1,921.71		\$1,346,106.42
08/11	ACH DEBIT ADP Tax ADP Tax 250811 RWF7W 081117A01	-\$194.00		\$1,345,912.42
08/11	ACH DEBIT ADP WAGE PAY WAGE PAY 250811 944335808141F7W	-\$883.50		\$1,345,028.92
08/11	ACH DEBIT SPECTRUM SPECTRUM 250811	-\$140.00		\$1,344,888.92
08/12	CHECK 9819	-\$78.20		\$1,344,810.72
08/12	CHECK 9813	-\$170.00		\$1,344,640.72
08/15	ACH DEBIT ADP PAYROLL FEES ADP FEES 250815 420078310627	-\$193.60		\$1,344,447.12
08/15	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100172*2508 14*FEDEX\184576419 \139415658\1845764 19	-\$34.81		\$1,344,412.31
08/15	CHECK 9814	-\$5,886.50		\$1,338,525.81
08/15	CHECK 100170	-\$6,536.50		\$1,331,989.31
08/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250818	-\$51.18		\$1,331,938.13
08/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250818	-\$135.16		\$1,331,802.97
08/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250818	-\$1,019.30		\$1,330,783.67
08/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250818	-\$15.60		\$1,330,768.07
08/18	ACH DEBIT SPECTRUM SPECTRUM 250818	-\$50.00		\$1,330,718.07
08/18	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100180*2508 15*FITNESS LOGIC\1 84739136\139571129 \184739136	-\$145.00		\$1,330,573.07
08/19	ACH DEBIT FLA DEPT REVENUE C01 250819 225794418	-\$191.02		\$1,330,382.05
08/20	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 250819 80000104024	-\$4,000.90		\$1,326,381.15
08/20	CHECK 9797	-\$300.00		\$1,326,081.15
08/21	ACH DEBIT ADP Tax ADP Tax 250821 RWF7W 082217A01	-\$1,656.01		\$1,324,425.14
08/21	ACH DEBIT	-\$5,936.25		\$1,318,488.89





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P.O. Box 558  
Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	ADP WAGE PAY WAGE PAY 250821 492577294069F7W			
08/21	CHECK 9822	-\$34.99		\$1,318,453.90
08/21	CHECK 9821	-\$43.94		\$1,318,409.96
08/22	ACH DEBIT	-\$189.78		\$1,318,220.18
	ADP PAYROLL FEES ADP FEES 250822 927739306964			
08/25	ACH DEBIT	-\$123.47		\$1,318,096.71
	TECO/PEOPLE GAS UTILITYBIL 250825			
08/25	ACH DEBIT	-\$408.92		\$1,317,687.79
	WASTE CONNECTION WEB_PAY 250825			
08/25	ACH DEBIT	-\$419.97		\$1,317,267.82
	SPECTRUM SPECTRUM 250825			
08/25	CHECK 100176	-\$500.00		\$1,316,767.82
08/25	CHECK 100173	-\$2,552.00		\$1,314,215.82
08/25	CHECK 100171	-\$2,950.00		\$1,311,265.82
08/25	CHECK 100179	-\$3,825.00		\$1,307,440.82
08/25	CHECK 100175	-\$35,426.50		\$1,272,014.32
08/26	ACH DEBIT	-\$135.00		\$1,271,879.32
	AVIDPAY SERVICE AVIDPAY REF*CK*100184*2508 25*ADVANCED ENERGY SOLUTIONS\1855374 92\140520819\18553			
08/26	ACH DEBIT	-\$1,304.51		\$1,270,574.81
	AVIDPAY SERVICE AVIDPAY REF*CK*100183*2508 25*TIME ON TARGET PRO SECURITY L\185 537487\140561188\1			
08/27	ACH DEBIT	-\$14.23		\$1,270,560.58
	AVIDPAY SERVICE AVIDPAY REF*CK*100185*2508 26*FEDEX\185638081 \140686229\1856380 81			
08/27	ACH DEBIT	-\$194.00		\$1,270,366.58
	ADP Tax ADP Tax 250827 RWF7W 082718A01			
08/27	ACH DEBIT	-\$883.50		\$1,269,483.08
	ADP WAGE PAY WAGE PAY 250827 928938685711F7W			
08/27	CHECK 9823	-\$300.00		\$1,269,183.08
08/27	CHECK 100177	-\$585.00		\$1,268,598.08
08/27	CHECK 9824	-\$900.00		\$1,267,698.08
08/28	CHECK 100174	-\$5,273.50		\$1,262,424.58
08/28	CHECK 9827	-\$6,857.34		\$1,255,567.24
08/29	ACH DEBIT	-\$193.60		\$1,255,373.64
	ADP PAYROLL FEES ADP FEES 250829 925739477751			
08/29	ACH DEBIT	-\$110.00		\$1,255,263.64
	SPECTRUM SPECTRUM 250829			
08/29	CHECK 9826	-\$500.00		\$1,254,763.64
08/31	INTEREST CREDIT		\$4,782.64	\$1,259,546.28
<b>Ending Balance</b>				<b>\$1,259,546.28</b>





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 Wayne, NJ 07474-0558

**CHECKS IN ORDER**

Date	Number	Amount	Date	Number	Amount
08/20	9797	\$300.00	08/29	9826*	\$500.00
08/12	9813*	\$170.00	08/28	9827	\$6,857.34
08/15	9814	\$5,886.50	08/08	100167*	\$1,921.71
08/05	9815	\$87.88	08/15	100170*	\$6,536.50
08/07	9816	\$500.00	08/25	100171	\$2,950.00
08/08	9817	\$900.00	08/25	100173*	\$2,552.00
08/12	9819*	\$78.20	08/28	100174	\$5,273.50
08/21	9821*	\$43.94	08/25	100175	\$35,426.50
08/21	9822	\$34.99	08/25	100176	\$500.00
08/27	9823	\$300.00	08/27	100177	\$585.00
08/27	9824	\$900.00	08/25	100179*	\$3,825.00

(\*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

**INTEREST RATE CALCULATIONS**

Avg. Stmt. Collected Balance	\$1,324,980.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	\$50,539.48	Interest Paid	\$4,782.64

**OVERDRAFT FEES**

	Total This Period:	Total Year-To-Date:
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00



**Withlacoochee River Electric Cooperative (WREC)**

Account no.	Meter no.	Member ID No.	Notes	Description/Address	Oct-24 9/23-10/23	Nov-24 10/23-11/21	Dec-24 11/21-12/20	Jan-25 12/20-1/23	Feb-25 1/23-2/24	Mar-25 2/24-3/23	Apr-25 3/23-4/25	May-25 4/26-5/22	Jun-25 5/22-6/21	Jul-25 6/21-7/23	Aug-25 7/23-8/22	Total
1265872	n/a	0158 737 011	Public Lighting	Public Lighting PL	\$ 8,212.53	\$ 8,211.02	\$ 8,212.98	\$ 8,269.33	\$ 8,248.04	\$ 8,248.04	\$ 8,252.67	\$ 8,635.53	\$ 8,635.53	\$ 8,635.53	\$ 8,635.53	\$ 92,196.73
1265875	48250181	0158 737 014	Clubhouse	26304 Lexington Oaks Blvd C	1,162.71	991.22	956.98	1,225.82	1,123.55	996.05	1,010.13	1,226.45	1,527.01	1,467.58	1,470.55	13,158.05
1265877	21396593	0158 737 016	Saratoga	War Admiral Dr N Entr	44.14	43.43	42.51	43.04	42.38	42.47	42.10	42.53	42.53	42.42	42.64	470.19
1265878	9346202	0158 737 017	Northampton	Spectacular Bid Dr N Entr	43.24	43.15	45.40	44.51	43.68	43.96	44.14	44.69	45.11	45.00	45.32	488.20
1265879	21396806	0158 737 018	Remington	Lexington Oaks Blvd Ent 33	47.21	47.04	47.66	48.95	47.47	47.84	47.19	48.55	49.41	48.87	49.09	529.28
1265880	23419059	0158 737 019	Pimlico	Gato Del Sol Ent-Gt	48.11	47.30	48.21	49.69	48.02	48.86	48.95	51.03	52.41	51.57	52.21	546.36
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	42.88	42.51	43.33	43.87	43.04	43.22	42.94	43.29	43.61	43.29	43.50	475.48
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	44.69	43.52	44.14	44.24	42.56	42.56	42.38	41.46	40.16	40.16	40.16	466.03
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	43.15	42.97	43.24	43.96	43.22	43.59	43.22	44.03	44.57	44.25	44.25	480.45
1265887	50187642	0158 737 026	Pool Heating	26304 Lexington Oaks Blvd	149.95	156.82	271.85	305.40	218.84	272.66	236.04	257.05	255.77	241.14	243.19	2,608.71
1265864	93039900	0158 737 002	DellMar	Affirmed Dr Ent 2	43.88	45.86	50.38	61.80	47.10	47.28	46.91	47.59	50.28	49.41	49.21	539.70
1265865	93039921	0158 737 003	Fairmount	Sea Hero Cir Ent 3	44.50	44.42	44.50	45.25	44.24	44.60	44.42	45.22	45.55	45.22	45.44	493.36
1265866	93039856	0158 737 004	Arlington	Seattle Stew Dr Ent 4	41.88	41.97	42.06	42.47	42.01	42.01	41.73	42.10	42.00	42.00	42.00	462.23
1265867	93039901	0158 737 005	Belmount	5439 Bold Venture Pl Ent 6	42.33	42.33	43.07	43.13	42.47	42.47	42.10	42.53	42.53	42.42	42.53	467.91
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.87	44.59	45.32	46.08	44.79	45.07	44.70	44.37	44.37	44.03	44.25	492.44
1265863	93040870	0158 737 001	Front Entrance	Lexington Oaks Blvd Sgn&Lt	1,029.69	1,124.92	994.98	906.12	844.47	569.31	562.29	593.24	594.76	590.02	594.00	8,403.80
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.60	43.60	43.52	44.05	43.40	43.68	43.31	43.18	43.18	43.07	43.07	477.66
<b>Subtotal</b>					\$ 11,129.36	\$ 11,056.67	\$ 11,020.13	\$ 11,307.71	\$ 11,009.28	\$ 10,663.67	\$ 10,635.22	\$ 11,292.84	\$ 11,598.78	\$ 11,515.98	\$ 11,526.94	\$ 122,756.58
1265888	40535597	0158 737 027	Fountain	3304 Lexington Oaks Blvd Fou	\$ 278.45	\$ 314.53	\$ 327.82	\$ 368.28	\$ 322.05	\$ 343.50	\$ 259.80	\$ 256.85	\$ 358.30	\$ 348.62	\$ 313.11	\$ 3,491.31
1265889	92695823	0158 737 028	Tennis Crts	War Admiral Dr Tn Cts	43.60	43.43	43.60	44.24	43.59	43.77	43.77	44.14	44.47	44.03	44.47	483.11
1265890	40534631	0158 737 029	Fitness Center	26304 Lexington Oaks Blvd	297.53	265.06	191.91	201.09	215.78	212.09	275.89	380.24	425.54	405.43	440.40	3,310.96
<b>Total 001-543006-53903</b>					\$ 11,748.94	\$ 11,679.69	\$ 11,583.46	\$ 11,921.32	\$ 11,590.70	\$ 11,263.03	\$ 11,214.68	\$ 11,974.07	\$ 12,427.09	\$ 12,314.06	\$ 12,324.92	\$ 130,041.96

**Withlacoochee River Electricity- Hawthorne Gate**

Account nc	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	10/23-11/21	11/21-12/20	12/20-1/23	1/23-2/24	2/24-3/23	3/23-4/25	4/26-5/22	5/22-6/21	6/21-7/23	7/23-8/22	Total
1265883	33120623	0158 737 022	Hawthorne Entr	Spectacular Bid Dr Entry	\$ 46.58	\$ 48.11	\$ 49.30	\$ 50.52	\$ 48.11	\$ 49.05	\$ 48.49	\$ 49.85	\$ 50.49	\$ 49.95	\$ 49.85	\$ 540.30
<b>002-543031-53904</b>																

**Withlacoochee River Electricity- Preakness Gate**

Account nc	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	10/23-11/21	11/21-12/20	12/20-1/23	1/23-2/24	2/24-3/23	3/23-4/25	4/26-5/22	5/22-6/21	6/21-7/23	7/23-8/22	Total
1265871	93039864	0158 737 010	Preakness Entr	Silver Charm Ter Ent #7	\$ 46.04	\$ 48.85	\$ 49.85	\$ 52.00	\$ 48.58	\$ 49.05	\$ 46.64	\$ 49.53	\$ 49.74	\$ 49.74	\$ 50.06	\$ 540.08
<b>003-543031-53904</b>																

**Verizon Wireless**

Account nc	Phone no.	Description	Description/Address	10/8-11/7	11/8-12/7	12/8-1/7	1/8-2/7	2/8-3/7	3/8-4/7	4/8-5/7	5/8-6/7	6/8-7/7	7/8-8/7	8/8-9/7	Total
820984375-0	813-597-1288 / 813-486-3333	John Adams	John Adams	\$ 73.22	\$ 73.22	\$ 86.05	\$ 83.22	\$ 78.22	\$ 70.38	\$ 78.21	\$ 78.20	\$ 83.20	\$ 83.20	\$ 83.20	\$ 703.92
<b>001-541005-53903</b>															

**Spectrum Business**

Account nc	Meter no.	Member ID No.	Description	Description/Address	10/10-11/9	11/10-12/9	12/10-1/9	1/10-2/9	2/10-3/9	3/10-4/9	4/10-5/9	5/10-6/9	6/10-7/9	7/10-8/9	8/10-9/9	Total
8337 13 001 1295609				26304 Lexington Oaks Blvd Office/Fitness	\$ 109.99	109.99	109.99	109.99	109.99	110.00	110.00	110.00	110.00	110.00	110.00	\$ 1,209.95
<b>001-541005-53903</b>																

Account nc	Meter no.	Member ID No.	Description	Description/Address	9/30-10/29	10/30-11/29	11/30-12/29	12/30-1/29	1/30-2/29	3/01-3/29	3/30-4/29	4/30-5/29	5/30-6/29	6/30-7/29	7/30-8/29	Total
8337 13 001 1294156				5844 War Admiral Dr. Apt Came	\$ 114.98	114.98	114.98	114.98	114.98	124.98	124.98	124.98	124.98	124.98	140.00	\$ 1,339.80
<b>001-541005-53903</b>																

Account nc	Meter no.	Member ID No.	Description	Description/Address	10/06-11/05	11/6-12/5	12/6-1/5	1/6-2/5	2/6-3/5	3/6-4/5	4/6-5/5	5/6-6/5	6/6-7/5	7/6-8/5	8/6-9/5	Total
8337 13 001 1294172				Comm Fitness - TV/Internet/Voi	\$ 309.00	329.13	329.13	328.77	328.77	361.17						\$ 1,985.97
<b>001-541005-53903</b>																

Account nc	Meter no.	Member ID No.	Description	Description/Address	10/23-11/22	11/23-12/22	12/23-1/22	1/23-2/22	2/23-3/22	3/23-4/22	4/23-5/22	5/23-6/22	6/23-7/22	7/23-8/22	8/6-9/5	Total
8337 13 001 1307180				26723 Lexington Oaks Blvd	\$ 135.31	139.98	139.98	139.98	140.00	140.00	140.00	140.00	245.93	140.00		\$ 1,501.18
<b>001-541005-53903</b>																

Subtotal					\$ 742.50	\$ 767.30	\$ 780.13	\$ 776.94	\$ 771.96	\$ 806.53	\$ 453.19	\$ 374.98	\$ 559.11	\$ 458.18	\$ 250.00	\$ 6,740.82
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**Spectrum Business**

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/28-10/27	10/28-11/27	11/28-12/27	12/28-1/27	1/28-2/27	2/28-3/27	3/28-4/27	4/28-5/27	5/28-6/27	6/28-7/27	7/28-8/27	Total
8337 13 01 1294149				5442 Spectacular Bid Dr, GTH	\$ 48.32	49.99	49.99	49.99	49.99	50.00	50.00	50.00	50.00	50.00	50.00	\$ 548.28
<b>002-541003-53904</b>																

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/03-11/2	11/8-12/7	12/8-1/7	1/8-2/7	2/8-3/7	3/8-4/7	4/8-5/7	5/8-6/7	6/8-7/7	7/8-8/7	8/8-9/7	Total
8337 13 001 1684133				5443 Silver Charm Ter GTHS	\$ 34.99	34.99	34.99	34.99	34.99	34.99	34.99	34.99	43.94	43.94	29.99	\$ 397.79
<b>003-541003-53904</b>																

**Pasco County Utilities Service**

Account no.	Description	Description/Address	9/14-10/14	10/15-11/15	11/15-12/16	12/16-1/15	1/15-2/14	2/14-3/16	3/16-4/15	4/15-5/16	5/14-6/13	6/13-7/15	7/15-8/14	Total
0408090	13403643	0408090 0 War Admiral Dr	\$ 51.18	\$ 34.46	\$ 24.44	\$ 51.18	\$ 34.46	\$ 37.80	\$ 37.80	\$ 34.46	\$ 34.46	\$ 51.18	\$ 143.41	\$ 534.83
0408095	12560928	0408095 5801 War Admiral	262.08	232.02	232.02	245.38	161.88	141.84	171.90	138.50	135.16	1,787.12	3,739.92	
0402235	09062139	0402235 26304 Lexington Oaks Blvd	354.84	950.92	1,101.08	1,360.05	1,032.93	1,414.57	\$ 1,633.00	1,264.64	1,019.30	1,019.30	848.12	11,998.75

**Pasco County Utilities Service**

Account no.	Description	Description/Address	9/16-10/16	10/17-11/15	11/15-12/16	12/16-1/15	1/15-2/14	2/14-3/16	3/16-4/15	4/30-5/16	5/17-6/16	6/26-7/29	7/29-8/29	Total
0010320	08404808	0010320 26304 Lexington Oaks Blvd	\$ 5.85	23.79	15.99	10.92	20.67	26.13	37.44	24.57	21.84	15.60		202.80
<b>Total 001-543021-53903</b>			<b>\$ 673.95</b>	<b>\$ 1,241.19</b>	<b>\$ 1,373.53</b>	<b>\$ 1,654.17</b>	<b>\$ 1,333.44</b>	<b>\$ 1,640.38</b>	<b>\$ 1,850.08</b>	<b>\$ 1,495.57</b>	<b>\$ 1,214.10</b>	<b>\$ 1,221.24</b>	<b>\$ 2,778.65</b>	<b>\$ 16,476.30</b>

**TECO People Gas**

Account no.	Description	Description/Address	9/27-10/30	10/31-11/27	11/28-12/30	12/31-1/29	1/30-2/28	2/29-3/26	3/29-4/29	4/30-5/27	5/28-6/30	7/01-7/29	7/30-8/28	Total
21100896872 ANX03059	211008968748	26304 Lexington Oaks Blvd	\$ 799.53	\$ 1,692.53	\$ 2,825.69	\$ 4,339.30	\$ 2,438.27	\$ 2,483.86	\$ 1,431.47	\$ 562.10	\$ 123.47	\$ 123.47	\$ 123.47	\$ 16,943.16
<b>001-543019-53903</b>			Customer Svc 813-228-1010											

**Spark Energy**

Account no.	Description	Description/Address	9/28-10/27	10/28-11/29	11/30-12/29	12/30-1/30	1/31-2/27	2/28-3/30	3/26-4/27	4/27-5/27	5/28-6/26	6/26-7/26	7/26-8/27	Total
5100996699		26304 Lexington Oaks Blvd	\$ 888.03	\$ 1,990.54	\$ 4,045.08	\$ 8,025.24	\$ 4,368.74	\$ 5,245.27	\$ 2,948.34	\$ 960.30				\$ 28,471.54
<b>001-543019-53903</b>														
<b>Total</b>			<b>\$ 1,687.56</b>	<b>\$ 3,683.07</b>	<b>\$ 6,870.77</b>	<b>\$ 12,364.54</b>	<b>\$ 6,807.01</b>	<b>\$ 7,729.13</b>	<b>\$ 4,379.81</b>	<b>\$ 1,522.40</b>	<b>\$ 123.47</b>	<b>\$ 123.47</b>	<b>\$ 123.47</b>	<b>\$ 45,414.70</b>

**Check Register Summary**

DATE	CHECK NUMBERS	AMOUNT
8/01 - 8/31/25	9816 - 9831 100168 - 100185 300128 - 300147	\$97,337
TOTAL		\$97,337

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100168</b>								
001	08/04/25	FEDEX	8-881-99109	SERVICE FOR 5/22-5/27-25	POSTAGE	541006-51301	\$36.20	
001	08/04/25	FEDEX	8-924-22759	SERVICE FOR 7/2-7/8/25	POSTAGE	541006-51301	\$27.85	
							<b>Check Total</b>	<b>\$64.05</b>
<b>CHECK # 100170</b>								
001	08/04/25	SUPERIOR SEALERS LLC	INV-96	Superior Sealers Remaining Balance and Sod	Tennis Court Swale Repair	568120-58100	\$6,536.50	
							<b>Check Total</b>	<b>\$6,536.50</b>
<b>CHECK # 100171</b>								
001	08/14/25	STRALEY ROBIN VERICKER	26866	July 2025 legal services	legal	531023-51401	\$2,950.00	
							<b>Check Total</b>	<b>\$2,950.00</b>
<b>CHECK # 100172</b>								
001	08/14/25	FEDEX	8-931-35342	SERVICE FOR 7/11/25	POSTAGE	541006-51301	\$34.81	
							<b>Check Total</b>	<b>\$34.81</b>
<b>CHECK # 100173</b>								
001	08/14/25	PASCO SHERIFF'S OFFICE	073125	off duty patrol	check request	534100-57201	\$2,552.00	
							<b>Check Total</b>	<b>\$2,552.00</b>
<b>CHECK # 100174</b>								
001	08/14/25	INFRAMARK LLC	155264	August 2025 Managemetrn fee	ADMIN FEES	531027-51201	\$5,273.50	
							<b>Check Total</b>	<b>\$5,273.50</b>
<b>CHECK # 100175</b>								
001	08/14/25	YELLOWSTONE LANDSCAPE	960717	July 2025 plant installation	plant installation	546071-53901	\$18,345.50	
001	08/14/25	YELLOWSTONE LANDSCAPE	972038	August 2025 landscape contract	7/2024 MONTHLY LANDSCAPE	534050-53901	\$17,081.00	
							<b>Check Total</b>	<b>\$35,426.50</b>
<b>CHECK # 100176</b>								
001	08/14/25	USBANK	7858129	SPECIAL ASSESSMENT REFUNDING NOTE SERIES 2021A REVENUE	trustee	531045-51301	\$500.00	
							<b>Check Total</b>	<b>\$500.00</b>
<b>CHECK # 100177</b>								
001	08/14/25	BRLETIC DVORAK, INC	2055	Engineer July 2025 Engineer	ENGINEERING SERVICE 5/1-5/22/2024	531013-51501	\$585.00	
							<b>Check Total</b>	<b>\$585.00</b>
<b>CHECK # 100178</b>								
001	08/14/25	PASCO COUNTY B.O.C.C.	2025004318	July 2025 Fire rescue inspection	fire rescue	546015-57201	\$75.00	
							<b>Check Total</b>	<b>\$75.00</b>
<b>CHECK # 100179</b>								
001	08/14/25	COOPER POOLS INC	2025-903	Pool services August 2025	pool	534078-57201	\$3,825.00	
							<b>Check Total</b>	<b>\$3,825.00</b>
<b>CHECK # 100180</b>								
001	08/15/25	FITNESS LOGIC	125447	August 2025 monthly general maint	fitness	546137-57201	\$145.00	
							<b>Check Total</b>	<b>\$145.00</b>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 100181</b>								
001	08/20/25	DANIEL STROUS	1014	Lake and Pond Services August 2025	lake and pond	534021-53801	\$2,050.00	
							<b>Check Total</b>	<u>\$2,050.00</u>
<b>CHECK # 100182</b>								
001	08/20/25	BALLENGER LANDCARE, INC	234	July 2025 irrigation	irrigation	546041-53901	\$2,106.00	
001	08/20/25	BALLENGER LANDCARE, INC	299	August 2025 irrigation repair	irrigation	546041-53901	\$767.86	
001	08/20/25	BALLENGER LANDCARE, INC	287	August 2025 irrigation	irrigation	546041-53901	\$2,106.00	
							<b>Check Total</b>	<u>\$4,979.86</u>
<b>CHECK # 100183</b>								
001	08/25/25	TIME ON TARGET PRO SECURITY LLC	1502446135891	PLAYGROUND GATE REPAIR	gate repair	546074-57201	\$1,304.51	
							<b>Check Total</b>	<u>\$1,304.51</u>
<b>CHECK # 100185</b>								
001	08/26/25	FEDEX	8-953-11193	fedex account summary August 12 2025	POSTAGE	541006-51301	\$14.23	
							<b>Check Total</b>	<u>\$14.23</u>
<b>CHECK # 300128</b>								
001	08/22/25	TECO PEOPLE'S GAS- ACH	080125-8748 ACH	ACCT# 211008968748 7/2-7/30/25	acct# 21008968748 7/2-7/30/25	543019-53903	\$123.47	
							<b>Check Total</b>	<u>\$123.47</u>
<b>CHECK # 300130</b>								
001	08/08/25	WITHLACOOCHEE RIVER	072825-8737-ACH	CUST# 10158737 6/23-7/23/25	ELECTRIC	543006-53903	\$11,515.98	
							<b>Check Total</b>	<u>\$11,515.98</u>
<b>CHECK # 300131</b>								
001	08/08/25	WITHLACOOCHEE RIVER	072825-5889-ACH	ACCT# 1265889 6/23-7/23/25	ELECTRIC	543006-53903	\$44.03	
							<b>Check Total</b>	<u>\$44.03</u>
<b>CHECK # 300134</b>								
001	08/08/25	WITHLACOOCHEE RIVER	072825-5888-ACH	ACCT# 1265888 6/23-7/23/25	ELECTRIC	543006-53903	\$348.62	
							<b>Check Total</b>	<u>\$348.62</u>
<b>CHECK # 300135</b>								
001	08/08/25	WITHLACOOCHEE RIVER	072825-5890-ACH	ACCT# 1265890 6/23-7/23/25	ELECTRIC	543006-53903	\$405.43	
							<b>Check Total</b>	<u>\$405.43</u>
<b>CHECK # 300136</b>								
001	08/18/25	CHARTER COMMUNICATIONS	1294156073025-ACH	ACCT# 8337130011294156 7/30-8/29/25	ACCT# 8337130011294156	541005-53903	\$140.00	
							<b>Check Total</b>	<u>\$140.00</u>
<b>CHECK # 300137</b>								
001	08/27/25	CHARTER COMMUNICATIONS	1295609081025 ACH	ACCT# 8337130011295609 8/10-9/9/25	ACCT# 8337130011295609 10/10-11/9/2024	541005-53903	\$110.00	
							<b>Check Total</b>	<u>\$110.00</u>
<b>CHECK # 300138</b>								
001	08/25/25	WASTE CONNECTIONS OF FL- ACH	8367229W425-ACH	waste management August 2025	ACCT# 6425-009914	534039-53903	\$408.92	
							<b>Check Total</b>	<u>\$408.92</u>
<b>CHECK # 300139</b>								
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/2/25 AMAZON	546015-57201	\$154.11	
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/4/25 HD SUPPLY	552003-57201	\$289.96	
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/6/25 AMAZON	546015-57201	\$149.98	
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/9/25 7-ELEVEN	546015-57201	\$68.88	

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/10/25 AMAZON	546015-57201	\$62.09
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/10/25 AMAZON	552003-57201	\$105.44
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/10/25 AMAZON	546015-57201	\$40.78
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/12/25 AMAZON	546015-57201	\$43.70
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/16/25 WINN DIXIE	552003-57201	\$112.07
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/16/25 HD SUPPLY	552003-57201	\$308.46
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/18/25 HD SUPPLY	552003-57201	\$127.39
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/23/25 SMARTLINK	546041-53901	\$385.00
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/24/25 DAVIS TREE	546908-53901	\$800.00
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/22/25 TIME ON TARGET	534090-57201	\$680.00
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/2/25 ALARM MONITORING	534090-57201	\$69.04
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	7/11/25 APPLE	552003-57201	\$1.00
001	08/20/25	TRUIST BANK	072625-1805-ACH	PURCHASES FOR 7/2-7/24/25	TIME ON TARGET	534090-57201	\$603.00
<b>Check Total</b>							<b>\$4,000.90</b>
<b>CHECK # 300140</b>							
001	08/15/25	PASCO COUNTY UTILITIES SERVICE	22779699-ACH	ACCT# 0010320 6/16-7/16/25	utilities	543021-53903	\$15.60
<b>Check Total</b>							<b>\$15.60</b>
<b>CHECK # 300141</b>							
001	08/15/25	PASCO COUNTY UTILITIES SERVICE	22782414-ACH	ACCT# 0402235 6/16-7/16/25	water	543021-53903	\$1,019.30
<b>Check Total</b>							<b>\$1,019.30</b>
<b>CHECK # 300142</b>							
001	08/15/25	PASCO COUNTY UTILITIES SERVICE	22783573-ACH	ACCT# 040890 6/16-7/16/25	water	543021-53903	\$51.18
<b>Check Total</b>							<b>\$51.18</b>
<b>CHECK # 300143</b>							
001	08/15/25	PASCO COUNTY UTILITIES SERVICE	22783574-ACH	ACCT# 0408095 6/16-7/16/25	utilities	543021-53903	\$135.16
<b>Check Total</b>							<b>\$135.16</b>
<b>CHECK # 300147</b>							
001	08/08/25	CHARTER COMMUNICATIONS	1307180072325-ACH	ACCT# 8337130011307180 7/23-8/22/25	ACCT# 8337130011307180 11/23-12/22/24	541005-53903	\$140.00
<b>Check Total</b>							<b>\$140.00</b>
<b>CHECK # 9816</b>							
001	08/04/25	CHERYL MCMANUS	CM-072125	SECURITY REFUND EVENT 7/19/25	Deposits	220000	\$500.00
<b>Check Total</b>							<b>\$500.00</b>
<b>CHECK # 9817</b>							
001	08/04/25	GERARD BIANCHI	GB-071525	Security Deposit Refund Aug 2 Canceled Event	SECURITY DEPOSIT REFUND	220000	\$900.00
<b>Check Total</b>							<b>\$900.00</b>
<b>CHECK # 9818</b>							
001	08/04/25	JESSICA THOMPSON	JT-071425	Security Deposit Refund July 12th 2025	SECURITY DEPOSIT REFUND	220000	\$250.00
<b>Check Total</b>							<b>\$250.00</b>
<b>CHECK # 9819</b>							
001	08/04/25	VERIZON WIRELESS	6117960788	Manager Onsite Phone charges for July	Manager Phone	541005-53903	\$78.20
<b>Check Total</b>							<b>\$78.20</b>
<b>CHECK # 9823</b>							
001	08/20/25	VANESSA WILCOX	VW-072825	SECURITY REFUND EVENT 7/26/25	SECURITY DEPOSIT	220000	\$300.00
<b>Check Total</b>							<b>\$300.00</b>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 9824</b>							
001	08/22/25	JAYANTILAL PATEL	JP-081325	security deposit event October 25	SECURITY DEPOSIT	220000	\$500.00
001	08/22/25	JAYANTILAL PATEL	JP-081325	security deposit event October 25	Event rental cancelation	369900	\$400.00
<b>Check Total</b>							<u>\$900.00</u>
<b>CHECK # 9825</b>							
001	08/22/25	LYNETTE ALBERT TRINIDAD	LA-081125	SECURITY REFUND EVENT 8/3/25	SECURITY DEPOSIT	220000	\$300.00
<b>Check Total</b>							<u>\$300.00</u>
<b>CHECK # 9826</b>							
001	08/22/25	MICHAEL FENNER	MF-081825	SECURITY REFUND EVENT 8/16/25	Deposits	220000	\$500.00
<b>Check Total</b>							<u>\$500.00</u>
<b>CHECK # 9827</b>							
001	08/22/25	MIRACLE RECREATION EQUIPMENT	081325	PLAYGROUND EQUIPMENT REPAIR	PLAYGROUND EQUIPMENT REPAIRS	568120-58100	\$6,857.34
<b>Check Total</b>							<u>\$6,857.34</u>
<b>CHECK # 9828</b>							
001	08/22/25	VALERIE JOHNSON	VJ-072825	SECURITY REFUND EVENT 7/25/25	SECURITY DEPOSIT	220000	\$300.00
<b>Check Total</b>							<u>\$300.00</u>
<b>CHECK # 9830</b>							
001	08/25/25	VERIZON WIRELESS	6120468449	ACCT# 820984375-0001 8/8-9/7/25	cell phone	541005-53903	\$83.20
<b>Check Total</b>							<u>\$83.20</u>
<b>CHECK # 9831</b>							
001	08/29/25	ROSALIND RIVERA	RR-081125	SECURITY REFUND EVENT 8/9/25	Accounts Payable	202000	\$500.00
<b>Check Total</b>							<u>\$500.00</u>
<b>CHECK # DD1251</b>							
001	08/01/25	CHARTER COMMUNICATIONS	1294156043025 ACH	ACCT#8337130011294156 4/30-5/29/25	8337130011294156 4/30-5/29/25	541005-53903	\$124.98
<b>Check Total</b>							<u>\$124.98</u>
<b>CHECK # DD1252</b>							
001	08/01/25	CHARTER COMMUNICATIONS	1307180052325 ACH	ACCT# 8337130011307180 5/23-6/22/25	ACCT# 8337130011307180	541005-53903	\$140.00
<b>Check Total</b>							<u>\$140.00</u>
<b>CHECK # DD1253</b>							
001	08/01/25	CHARTER COMMUNICATIONS	1307180122324 ACH	ACCT# 8337130011307180 12/3-1/22/25	ACCT# 8337130011307180	541005-53903	\$139.98
<b>Check Total</b>							<u>\$139.98</u>
<b>CHECK # DD1254</b>							
001	08/01/25	CHARTER COMMUNICATIONS	1294156043025-ACH	spectrum business APRIL -MAY 2025	ACCT# 8337130011294156	541005-53903	\$124.98
<b>Check Total</b>							<u>\$124.98</u>
<b>Fund Total</b>							<u><u>\$96,773.23</u></u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - HAWTHORNE GATE - 002**

**CHECK # 100169**

002	08/04/25	ADVANCED ENERGY SOLUTIONS	12479	Check Preakness and Hawthorne Gate Operations	Check Gate Operation	546034-53904	\$135.00
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**Check Total** \$135.00

**CHECK # 100184**

002	08/25/25	ADVANCED ENERGY SOLUTIONS	12546	HAWTHORNE GATE 8/13/25	gate	546034-53904	\$135.00
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**Check Total** \$135.00

**CHECK # 300133**

002	08/08/25	WITHLACOCHEE RIVER	072825-5883-ACH	ACCT# 1265883 6/23-7/23/25	ELECTRIC	543031-53904	\$49.95
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**Check Total** \$49.95

**CHECK # 300146**

002	08/15/25	CHARTER COMMUNICATIONS	1294149072825-ACH	ACCT# 8337130011294149 7/28-8/27/25	spectrum	541003-53904	\$50.00
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**Check Total** \$50.00

**Fund Total** \$369.95

**GENERAL FUND - PREAKNESS GATE - 003**

**CHECK # 300132**

003	08/08/25	WITHLACOCHEE RIVER	072825-5871-ACH	ACCT# 1265871 6/23-7/23/25	ELECTRIC	543031-53904	\$49.74
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**Check Total** \$49.74

**CHECK # 300145**

003	08/20/25	CHARTER COMMUNICATIONS	1684133080325-ACH	spectrum August 3-Sept 2 2025	ACCT# 8337130011684133 11/3-12/2/24	541003-53904	\$29.99
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**Check Total** \$29.99

**CHECK # 9821**

003	08/14/25	CHARTER COMMUNICATIONS	1684133060325	cable July 2 2025	ACCT# 8337130011684133 11/3-12/2/24	541003-53904	\$43.94
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**Check Total** \$43.94

**CHECK # 9822**

003	08/14/25	CHARTER COMMUNICATIONS	1684133050325	ACCT# 8337130011684133 5/3-6/6/2/25	ACCT# 8337130011684133 11/3-12/2/24	541003-53904	\$34.99
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**Check Total** \$34.99

**CHECK # 9829**

003	08/25/25	CHARTER COMMUNICATIONS	1684133040325-CHECK	ACCT# 8337130011684133 /3-5/2/25	ACCT# 8337130011684133	541003-53904	\$34.99
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**Check Total** \$34.99

**Fund Total** \$193.65

<b>Total Checks Paid</b>	<b>\$97,336.83</b>
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# Navigating Sidewalk Liability: Key Considerations for Districts

Florida Special Districts are responsible for essential community infrastructure, often including sidewalks. This responsibility brings potential legal liability. Injuries from sidewalk falls are common and can lead to significant claims. Effectively managing this risk requires understanding legal duties and implementing proactive risk controls.

## The Liability Landscape: Duty, Notice, and Control

Sidewalk liability typically falls under **premises liability** law, requiring districts to maintain sidewalks in a "reasonably safe condition" for users. This **duty of care** involves proactive efforts like inspections, not just reactions. Key factors include:

- **Notice:** Liability can sometimes require showing the District had **actual notice** (direct awareness, e.g. a report from a resident with photos) or **constructive notice** (should have known through reasonable diligence, like inspections) of the hazard. However, the duty maintain sidewalks in a reasonably safe condition still exists independently of notice.
- **Control:** Districts generally control some sidewalks within their boundaries and this comes with the duty to maintain them safely. This includes sidewalks that the district may not own but has the contractual obligation to maintain.
- **Reasonableness:** Liability cases evaluate whether the District, possessing notice, acted reasonably to address the hazard.

## Managing Known Hazards: Liability, Warnings, and Repairs

Elevation changes exceeding  $\frac{1}{4}$  inch are common hazards requiring action. Managing the associated liability involves understanding the interplay between warnings and repairs:

1. **The Positive Role of Warnings:** Upon identifying a hazard, the District has a duty to take reasonable steps. Implementing a temporary warning, such as marking the hazard with contrasting paint, is a prudent first step. It addresses the immediate duty to warn pedestrians and demonstrates the District is acknowledging and responding to a known risk. **Taking reasonable steps to warn is preferable to inaction.**
2. **Knowledge and Subsequent Actions:** Once a hazard is identified and documented (whether through inspection logs, reports, or the act of marking), the District possesses actual knowledge. The focus then shifts to the reasonableness and adequacy of the *entire response* that follows.
3. **The Importance of Timely Repair Efforts:** This response includes both temporary warnings and the plan for permanent repair. While warnings address immediate risk, eliminating the hazard through repair is the ultimate goal for safety and liability mitigation. Failing to proceed with permanent repairs in a reasonably timely manner after acknowledging the hazard can be viewed negatively, potentially increasing liability exposure if an injury occurs. Prompt repair demonstrates diligence and removes the underlying danger.
4. **A Holistic View and Documentation:** Liability is assessed based on the totality of the circumstances. A documented process showing hazard identification, prompt implementation of appropriate temporary warnings (like marking), *and* diligent, ongoing efforts toward timely permanent repair presents the most defensible position. The focus is on the District's overall reasonable effort to manage the known risk through its entire lifecycle.

## Core Liability Control Strategy: Proactive Maintenance

The cornerstone of limiting liability is a robust **Preventative Maintenance Program**. (Details on implementation are in FIA's separate maintenance guide). Key risk management components include:

- A detailed Sidewalk **Inventory**.
- **Regular Inspections** using defined criteria (focusing on hazards like  $> \frac{1}{4}$ " elevation changes).
- Clear **Hazard Reporting** mechanisms.
- **Prioritized Repair Strategies** based on risk.



Properly maintaining sidewalks and walking surfaces is crucial for the safety and well-being of residents and guests at any district. A well-structured preventative maintenance program not only enhances pedestrian safety and community quality of life but also represents responsible management of District assets. This guide outlines the essential components for establishing and implementing an effective sidewalk preventative maintenance program.

Depending on the amount of sidewalks within a District, hazard identification and correction can be especially challenging. Since trip hazards form on sidewalks over time with wear and tear and often go unreported or undetected, it is important for Districts to develop and adopt a preventative maintenance program to manage this issue.

### What does a quality preventative maintenance program address?

**Inventory-** Identify what pedestrian walkways your District owns. Without knowing this information, it is difficult to accept ownership for repairs. Maintain an updated inventory, noting the condition of each section upon creation of your plan.

**Inspection-** Regular, periodic inspections should be conducted to identify and address hazards. These inspections are essential to identify and address hazards timely. Look for these common hazards that often lead to injury.

- Sidewalks should be in good condition and free of cracks or depressions. Look for cracks and rises in elevation greater than ¼ inch (stack of 4 pennies). If these variances are found, coordinate repairs quickly to eliminate the hazard.
- Mark the area in the meantime with a contrasting color to warn of the hazard.

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Thorough inspections increase the safety and well-being of residents and guests, while reducing the risk of costly repairs and lawsuits.

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- Keep surfaces free from gravel, rocks, and mud. Sidewalks with depressions in the walking surface trap water and mud, creating slippery conditions.
- Sidewalks should be at least 3 feet in width. When they narrow in width, pedestrians need to step on the adjacent uneven ground where a fall is more likely. Ensure there is enough area to allow for passing, with no obstacles in the way such as a sign or a fire hydrant.
- Landscaping planted too close to sidewalks should be kept pruned so it does not overtake the sidewalk, creating a trip/fall hazard.
- Tree roots can cause sidewalks to rise and buckle causing serious trip and fall hazards. These areas should be identified and corrected.



- If construction operations create an alternate route, ensure that these walking surfaces do not create additional trip and fall hazards. Prevent pedestrians from walking through areas under construction.
- Inadequate patching to sidewalks can create trip and fall hazards from raised/lowered edges, depressions, and changes to the surface texture. These areas also should be closely watched.
- Curbs should be six inches high. If not maintained, due to settling or design, they too can create an unforeseen trip hazard. Curbs leading to entrances and sidewalks should be painted a contrasting color, such as yellow, white, or red. Curb cutouts installed to provide handicapped access should be marked with contrasting paint. Consider adding grit to the paint to create surface roughness.



### Implementing Your Program

Depending on your district's budget, cutting, grinding, tapering, removing, and replacing uneven surfaces and cracks found are all options to eliminate the trip hazard and prevent a fall. What is important is that you act and reinspect regularly to ensure the hazard does not return or new hazards are discovered.

**Coordination-** All reported hazards and requests for sidewalk work should go to the same person. Identify a person, email address or phone number where residents who observe a potential sidewalk or path hazard can contact.

**Response-** When a tripping hazard or obstacle is

reported, identify how the District will make note of the hazard and respond. Identify what hazard triggers which response and what takes priority. Multiple falls or complaints about the same hazard should make that sidewalk higher on the schedule for repair or replacement. Identify criteria to determine if the repair is either made on the spot or scheduled for a later date. The chart below (Choosing the Most Effective Sidewalk Repair) can help you in determining the type of repair needed for the most common conditions. The [Federal Highway Administration](#) website offers more detailed information on these various repair methods as well as the pros and cons for each.

**Warnings-** When a tripping hazard has been reported and confirmed, determine how the District will warn pedestrians of the hazard until such time as it can be corrected and include that in your program. Options include marking the area with paint or safety cones, restricting access or re-routing traffic.



**Documentation-** Document reported problems and how and when they were resolved. If, after a complaint is received, inspection reveals that a condition does not meet the District's criteria for repair or correction, document that as well along with a follow-up date to ensure the issue has not progressed.

**Circulating Sidewalk Replacement-** To address sidewalk issues in a manageable and predictable fashion, Districts can identify sidewalk replacement programs that rotate or cycle on a zone-by-zone basis over a specific amount of time. By identifying a schedule for replacement Districts can negotiate better pricing and budget accordingly.

# Choosing the Most Effective Sidewalk Repair

Repair	Most Suitable	Durability	Recommendations
<b>Patching</b>	Small holes of less than one foot	Varies significantly based on repair method, material, depth of hole or crack, and underlying stress placed on the sidewalk. Generally, less than several years.	Suitable as a temporary repair. Highly recommended as a quick-response corrective measure when tripping hazards are reported until a more permanent repair can be made.
<b>Grinding &amp; Horizontal Cutting</b>	For permanent repairs when sidewalks displace by a ¼- ½ inch or for a temporary repair when sidewalks displace between 1/2 - 1 inch. Repairs of a 1/2 inch or less can be provided at a 1:1 taper.	The aggregate in the sidewalk is exposed and the thickness of the slab reduced, but the sidewalk and cut will still maintain its integrity. Repairs done appropriately and expertly can be considered permanent fixes.	Suitable as a temporary or permanent repair based on the size and angle of displacement. Highly recommended as a permanent corrective measure when the displacement is between a quarter inch and a half inch. The sidewalk being ground down should be maintained at 2% or less cross-slope. Care should also be taken not to grind concrete slabs past minimum recommended thickness so as not to compromise the slab's integrity.
<b>Cracking Repairs</b>	Cracks that are a quarter inch or greater but less than a half inch	Varies significantly based on the type, cause and, depth of the cracking and underlying stress placed on the sidewalk. Generally lasts a few years and will only prevent water infiltration.	Crack sealing and repair is rarely used for sidewalks. However, crack sealing is more commonly used for asphalt paths. Costs associated with routing out cracks to prepare them for mortar or a sealant is expensive and temporary especially compared to the cost of sidewalk replacement efforts.
<b>Wedging</b>	For temporary repairs when sidewalks lift by more than a half inch to less than 2 inches.	Varies somewhat on repair method, material, how well the asphalt material is compressed (hot mix), any continued shifting of the sidewalk pieces.	Suitable as a temporary repair. Highly recommended as a quick corrective measure when tripping hazards are reported until a more permanent repair can be made later in the season or within a year depending on the slope and integrity of the wedge.
<b>Mud-jacking, Concrete Rising &amp; Slab-jacking</b>	For sunken sidewalk segments where confidence is high that the slabs will not sink again.	Repairs done appropriately and expertly can be considered permanent fixes.	Suitable as a long-term repair, but typically mud-jacking is relatively expensive often approaching the cost of sidewalk replacement so older sidewalk segments should be avoided unless this technique can be done at a very modest cost. Recommended as a permanent corrective measure when the sidewalk is sunken by more than ½ inch and the panel can be lifted back into place with the correct side slope. Care should be taken to identify the cause of settlement and ensure the root cause of the issue has been addressed prior to mud-jacking.
<b>Sidewalk replacement</b>	Replacement is the best and longest-term repair solution for displaced sidewalks and paths. Although temporary repairs can be used to delay sidewalk and path repairs, only replacement ensures the best method for addressing displaced sidewalks and more easily permits the use of appropriate grades for the cross-slope and running slope of the sidewalk or path.	Replacement of sidewalks and paths are considered permanent fixes.	The complete replacement of material for sidewalks and paths allows the best possible result for meeting standards and for providing the longest lasting repair. It is recommended where sidewalks and paths cannot be repaired through less expensive means or the displacement of the sidewalk or path is so significant that replacement is the only feasible measure.

# Sidewalk Inspection Checklist

Hazard	OK	N/A	Needs Repair	Comments/Corrective Actions Needed
Good drainage, away from entrances and walkways				
Walking surface free of depressions, cracks, holes, raised edges and drop offs (that could present a tripping hazard)				
Manhole covers, utility covers, drain clean outs, water lids are flush with sidewalk and have secure lids				
Surface finish provides grip not painted or polished				
Curb and sidewalk joints are even				
Curb, sidewalk ends and other elevation changes clearly marked in contrasting color				
Handicap ramps & driveway aprons free of cracks, holes or raised edges & properly sloped				
No hazardous conditions created by improper sidewalk repairs				
Good drainage, no puddled water				
Walkways clear of leaves, fallen branches, twigs, or other debris				
Walkways clear of oil, grease, dirt, mud or algae				
Adjacent landscaping does not encroach on adjacent walkway or cause sidewalk to lift				
No construction barricades or scaffolding in place on walkways				
Bicycle racks, planters, displays, or other man-made objects do not obstruct pedestrian traffic				

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

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