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

Mark Vega, District Manager
Whitney Sousa, District Counsel
Stephen Brletic, District Engineer
Todd Wilhelmi, Site Manager
Ruben Nesbitt, Accountant
Howard Neal, Field Services Director
Diana Kapatsyna, District Admin Assistant

Regular Meeting Agenda
Thursday, November 20, 2025 – 6:30 p.m.

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments**
4. **Items for Consideration, Additions, Deletions**
5. **Staff Report**
   A. Accounting Staff Report
   B. Field Inspection Report
   C. Engineer's Report
   D. Counsel's Report
   E. Site Manager's Report
   F. District Manager's Report
6. **Business Items**
   A. Consideration of Mainline Repair Proposal [Page 2]
   B. Ratification of FY2025 Audit Engagement Letter [Page 8]
7. **Consent Agenda**
   A. Minutes of October 16, 2025 Meeting [Page 22]
   B. Review of the September 2025 Financials [Page 25]
8. **Supervisors' Requests and Comments**
9. **Adjournment**

The next Workshop is scheduled for Thursday, December 4, 2025 at 9:00 a.m.
The next Meeting is scheduled for Thursday, December 18, 2025 at 6:30 p.m.

BALLENGER LANDCARE

Proposal #544

Date: 10/16/2025

Customer:
Lexington Oaks CDD C/O Inframark IMS 11555 Heron Bay Blvd Ste. 201 Tampa, FL 33076

Property:
Lexington Oaks CDD 26304 Lexington Oaks Blvd. Wesley Chapel, FL 33544

Main line repair

Mainline repair near the Clubhouse. Broken Tee and 3 inch pipe. Work was completed on 9/16/25.

Irrigation Repair

Irrigation Repair

Irrigation Repair Price: **$1,150.02**

Subtotal	$1,150.02
Estimated Tax	$0.00
Total	**$1,150.02**

Terms & Conditions

By		**By**	
	Trey Ballenger		
Date	10/16/2025	**Date**	
	Ballenger Landcare Inc		**Lexington Oaks CDD**

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 14, 2025

Lexington Oaks Community Development District
Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Lexington Oaks Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Lexington Oaks Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;

3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and

4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

2. 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 District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;

    c. Additional information that we may request from management for the purpose of the audit; and

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes 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.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

2. Auditor General Management Letter, if applicable; and

3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;

2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

3. The District will evaluate the adequacy and results of the services performed; and

4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed $5,100 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

Berger Toombs Elam Gaines + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Melissa Marlin, CPA

Confirmed on behalf of the addressee:

Sign: Mark A. Vega

Title: District Manager

Date: 11/07/2025

6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)

BodinePerry
Certified Public Accountants & Advisors

ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS, ELAM, GAINES AND FRANK AND LEXINGTON OAKS COMMUNITY DEVELEOPMENT DISTRICT (DATED OCTOBER 14, 2025)

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and

d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

INFRAMARK
11555 HERON BAY BLVD, SUITE 201
CORAL SPRINGS, FL 33076
TELEPHONE: 954-603-0033
EMAIL: mark.vega@inframark.com

E-VERIFY REQUIREMENTS. Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Auditor: Melissa Marlin	**District: Lexington Oaks CDD**
By: M. Marlin	**By:** Mark A. Vega
Title: Director	**Title:** District Manager
Date: October 14, 2025	**Date:** 11/07/2025

MINUTES OF MEETING
LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District was held on Thursday, October 16, 2025 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Rick Carroll	Chairman
Terry Bechtel	Vice Chairman
Scott Carlson	Assistant Secretary
Butch Straber	Assistant Secretary

Also present were:

Mark Vega	District Manager
Todd Wilhelmi	Site Manager

The following is a summary of the discussion and actions taken.

FIRST ORDER OF BUSINESS **Roll Call**

The roll was called. A quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments**

Resident comments received.

FOURTH ORDER OF BUSINESS **Items for Consideration, Additions, Deletions**

- Mr. Bechel requested we discuss item 7B

SEVENTH ORDER OF BUSINESS **Staff Report**

B. Counsel's Report

- Mr. Vega stated that he will be the District Manager for the District and in a show of good faith and partnership Inframark would offer two months of free management if the Board would consider not going out to bid.

- Discussion ensued by Mr. Bechtel on the proposed bid schedule, bids are due back November 3, 2025; the bid review is scheduled for November 20, 2025; and the final bid list will be completed December 16, 2025, if approved to go forward.

On MOTION by Mr. Bechtel, seconded by Mr. Carroll, the motion for Management Services RFP received two votes in favor and two votes opposed (Mr. Carlson and Mr. Straber), the motion failed. 2-2

- Mr. Bechtel stated he would like to bring the motion to another vote when all Board members are present next month.
- Rules and Procedures will be discussed and finalized at the upcoming Workshop.

SEVENTH ORDER OF BUSINESS Staff Report

A. Engineer's Report

On MOTION by Mr. Carlson, seconded by Mr. Bechtel with all in favor, Finn Outdoor estimate #2408 in the amount of $100,500 for pond bank restoration was approved. 4-0

On MOTION by Mr. Carlson, seconded by Mr. Straber with all in favor, survey for Areas 28A and 33A in the amount of $3000 by MRIC Spatial, LLC was approved. 4-0

- Engineer reported project resurface of basketball courts estimated at $47,000 to be reviewed at the upcoming workshop.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Minutes of September 18, 2025 Meeting

B. Review of August 2025 Financials

On MOTION by Mr. Bechtel, seconded by Mr. Straber, with all in favor, the Consent Agenda was approved. 4-0

SIXTH ORDER OF BUSINESS Business Items

A. Review of FIA Best Practices Sidewalk Safety

Engineer reported project resurface of basketball courts estimated at $47,000, to be reviewed at the upcoming workshop.

SEVENTH ORDER OF BUSINESS **Staff Report**

C. Site Manager's Report

Mr. Wilhelmi will bring proposals with irrigation numbers for review at the workshop.

Mr. Wilhelmi stated Yellowstone owes the CDD a considerable amount of free sod and Yellowstone will provide the Board with the total quantity owed at the workshop.

D. District Manager's Report

Mr. Vega stated he will see everyone at the workshop and looks forward to working with the Board.

EIGHTH ORDER OF BUSINESS **Supervisors' Requests and Comments**

None.

NINTH ORDER OF BUSINESS **Adjournment**

There being no further business.

On MOTION by Mr. Bechtel, seconded by Mr. Carlson, with all in favor, the meeting was adjourned at 8:32 pm.

____

Rick Carroll (Chairman)

Lexington Oaks

Community Development District

Notes to the Financial Statements

Financial Overview / Highlights

► Total revenues are currently at 102.31% of the annual budget. 100.00% of special assessments have been collected through September.

► Total expenditures are at approximately 91.32% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
Administration				
ProfServ-Trustee Fees	$7,257	$7,323	99%	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.
Field				
Insurance-Property	$30,799	$30,738	100%	EGIS Insurance Advisors - premium paid for FY 2025.
R&M-Irrigation	$31,934	$30,000	106%	YellowStone Landscape - inspection of mainline leaks, other irrigation repairs $21,392; SmartLink - irrigation controllers $2,093; Ballenger Landcare - irrigation repairs $6,318; 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.
Utilities				
Contracts-Solid Waste Service	$4,491	$1,735	259%	Waste Connections of FL - services for solid waste.
Parks and Recreation				
Workers Compensation	$4,993	$8,490	59%	EGIS Insurance Advisors - premium paid for FY 2025.
Contract-Sheriff	$19,952	$8,000	249%	Pasco Sheriff's Office - off duty patrol service.
R&M-Clubhouse	$14,964	$18,000	83%	Advanced Energy Solutions - repair electrical devices and panels $3,402; other miscellaneous supplies and repairs.
R&M-Parks	$12,917	$5,000	258%	Mortensen Engineering - basketball court repairs $4,530; Miracle Recreation - playground equipment $6,857; other miscellaneous supplies and repairs.
R&M-Pools	$20,229	$15,000	135%	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.
Reserves				
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.

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.

LEXINGTON OAKS

Community Development District

Financial Report

September 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

FINANCIAL STATEMENTS — **Page**

Balance Sheet - All Funds .... 1 - 2

Statement of Revenues, Expenditures and Changes in Fund Balance

General Fund .... 3 - 6

Hawthorne Gate Fund .... 7 - 8

Preakness Gate Fund .... 9 - 10

Debt Service Funds .... 11 - 12

SUPPORTING SCHEDULES

Trend Report .... 13 - 15

Non-Ad Valorem Special Assessments - Schedule 16

Cash and Investment Report 17

Bank Reconciliations .... 18 - 19

Valley Bank Statement .... 20 - 23

Utility Report .... 24 - 25

Check Register Summary 26

Payment Register by Fund .... 27 - 30

LEXINGTON OAKS
Community Development District

Financial Statements

(Unaudited)

September 30, 2025

LEXINGTON OAKS

Community Development District

Governmental Funds

Balance Sheet

September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 1,165,201	$ -	$ -	$ -	$ 1,165,201
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	121,303	196,318	17,264	334,885
Investments:					
Money Market Account	141,723	-	-	-	141,723
Prepayment Account B	-	-	-	40	40
Reserve Fund A	-	-	-	23,353	23,353
Reserve Fund B	-	-	-	12,245	12,245
Revenue Fund A	-	-	-	36,039	36,039
Revenue Fund B	-	-	-	7,745	7,745
Prepaid Items	49,932	-	-	-	49,932
Prepaid Insurance	8,099	-	-	-	8,099
Utility Deposits - TECO	855	-	-	-	855
TOTAL ASSETS	**$ 1,368,069**	**$ 121,303**	**$ 196,318**	**$ 96,686**	**$ 1,782,376**
LIABILITIES					
Accounts Payable	$ 18,901	$ 50	$ -	$ -	$ 18,951
Sales Tax Payable	82	2	3	-	87
Deposits	190	-	-	-	190
Due To Other Funds	334,885	-	-	-	334,885
TOTAL LIABILITIES	**354,058**	**52**	**3**	**-**	**354,113**

Balance Sheet
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
FUND BALANCES					
Nonspendable:					
Prepaid Items	49,932	-	-	-	49,932
Prepaid Insurance	8,099	-	-	-	8,099
Deposits	855	-	-	-	855
Restricted for:					
Debt Service	-	-	-	96,686	96,686
Assigned to:					
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
Unassigned:	426,824	31,959	36,657	-	495,440
TOTAL FUND BALANCES	**$ 1,014,011**	**$ 121,251**	**$ 196,315**	**$ 96,686**	**$ 1,428,263**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,368,069**	**$ 121,303**	**$ 196,318**	**$ 96,686**	**$ 1,782,376**

LEXINGTON OAKS
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ 50,000	$ 50,000	$ 66,548	$ 16,548	133.10%	$ 4,610
Room Rentals	10,000	10,000	19,939	9,939	199.39%	1,082
Interest - Tax Collector	-	-	2,952	2,952	0.00%	-
Special Assmnts- Tax Collector	1,788,202	1,788,202	1,788,202	-	100.00%	-
Special Assmnts- Discounts	(71,528)	(71,528)	(67,894)	3,634	94.92%	-
Other Miscellaneous Revenues	25,000	25,000	33,534	8,534	134.14%	11,061
TOTAL REVENUES	**1,801,674**	**1,801,674**	**1,843,281**	**41,607**	**102.31%**	**16,753**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	24,000	24,000	21,400	2,600	89.17%	800
Payroll-Other	4,200	4,200	8,917	(4,717)	212.31%	569
FICA Taxes	2,157	2,157	1,591	566	73.76%	61
Unemployment Compensation	30	30	21	9	70.00%	1
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200	0.00%	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%	-
ProfServ-Engineering	20,000	20,000	21,158	(1,158)	105.79%	240
ProfServ-Legal Services	30,000	30,000	16,712	13,288	55.71%	1,051
ProfServ-Mgmt Consulting	63,282	63,282	63,282	-	100.00%	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	7,257	66	99.10%	337
ProfServ-Web Site Development	2,000	2,000	-	2,000	0.00%	-
Auditing Services	7,500	7,500	4,875	2,625	65.00%	-
Contract-Website Hosting	1,553	1,553	1,553	-	100.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
Website Compliance	1,520	1,520	93	1,427	6.12%	-
Postage and Freight	1,100	1,100	2,944	(1,844)	267.64%	50
Insurance - General Liability	16,116	16,116	16,816	(700)	104.34%	-
Printing and Binding	1,200	1,200	260	940	21.67%	-
Legal Advertising	2,000	2,000	291	1,709	14.55%	-
Misc-Bank Charges	1,100	1,100	118	982	10.73%	-
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%	-
Misc-County Tax Bill	4,267	4,267	3,283	984	76.94%	-
Office Supplies	250	250	-	250	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	241,797	241,797	220,463	21,334	91.18%	8,383
Flood Control/Stormwater Mgmt						
Contracts-Lake and Wetland	25,200	25,200	24,000	1,200	95.24%	2,050
R&M-Lake	3,000	3,000	-	3,000	0.00%	-
R&M-Mitigation	2,500	2,500	-	2,500	0.00%	-
Total Flood Control/Stormwater Mgmt	30,700	30,700	24,000	6,700	78.18%	2,050
Field						
Contracts-Landscape	220,707	220,707	216,773	3,934	98.22%	17,081
Insurance - Property	30,738	30,738	30,799	(61)	100.20%	-
R&M-Entry Feature	8,000	8,000	335	7,665	4.19%	-
R&M-Irrigation	30,000	30,000	31,934	(1,934)	106.45%	2,436
R&M-Mulch	22,040	22,040	-	22,040	0.00%	-
R&M-Plant Replacement	40,000	40,000	25,164	14,836	62.91%	6,227
R&M-Sidewalk Cleaning	12,000	12,000	12,000	-	100.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
R&M-Annuals	26,250	26,250	26,250	-	100.00%	-
R&M-Tree Replacement	5,000	5,000	-	5,000	0.00%	-
R&M-Tree Removal	65,000	65,000	50,550	14,450	77.77%	7,600
Misc-Contingency	145,000	145,000	151,020	(6,020)	104.15%	-
Capital Improvements	100,000	100,000	68,507	31,493	68.51%	-
Total Field	704,735	704,735	613,332	91,403	87.03%	33,344
Utilities						
Contracts-Solid Waste Services	1,735	1,735	5,308	(3,573)	305.94%	817
Communication - Teleph - Field	8,400	8,400	10,355	(1,955)	123.27%	1,891
Electricity - General	160,000	160,000	142,350	17,650	88.97%	12,325
Utility - Gas	50,000	50,000	48,022	1,978	96.04%	123
Utility - Water & Sewer	20,000	20,000	19,039	961	95.20%	2,798
Total Utilities	240,135	240,135	225,074	15,061	93.73%	17,954
Parks and Recreation						
Payroll-Salaries	112,000	112,000	105,858	6,142	94.52%	8,158
Payroll-Site Manager	73,097	73,097	72,938	159	99.78%	5,623
FICA Taxes	14,160	14,160	13,681	479	96.62%	1,054
Workers' Compensation	8,490	8,490	4,993	3,497	58.81%	-
Unemployment Compensation	200	200	46	154	23.00%	-
Contracts-Pools	45,000	45,000	39,840	5,160	88.53%	3,765
Contracts-Security Alarms	960	960	2,775	(1,815)	289.06%	749
Contracts-Sheriff	8,000	8,000	19,952	(11,952)	249.40%	3,944
R&M-Clubhouse	18,000	18,000	14,964	3,036	83.13%	944
R&M-Parks	5,000	5,000	12,917	(7,917)	258.34%	88
R&M-Pools	15,000	15,000	20,229	(5,229)	134.86%	705

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
R&M-Fitness Center	10,000	10,000	11,144	(1,144)	111.44%	2,084
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	5,000	-	5,000	0.00%	-
Holiday Lighting & Decorations	5,000	5,000	5,114	(114)	102.28%	-
Op Supplies - Clubhouse	18,000	18,000	16,194	1,806	89.97%	1,596
Total Parks and Recreation	339,307	339,307	340,645	(1,338)	100.39%	28,710
Reserves						
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%	-
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	23,225	(3,225)	116.13%	15,000
Total Reserves	245,000	245,000	221,760	23,240	90.51%	15,000
TOTAL EXPENDITURES & RESERVES	**1,801,674**	**1,801,674**	**1,645,274**	**156,400**	**91.32%**	**105,441**
Excess (deficiency) of revenues Over (under) expenditures	-	-	198,007	198,007	0.00%	(88,688)
Net change in fund balance	$ -	$ -	$ 198,007	$ 198,007	0.00%	$ (88,688)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**816,004**	**816,004**	**816,004**			
FUND BALANCE, ENDING	**$ 816,004**	**$ 816,004**	**$ 1,014,011**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ 100	$ 100	$ -	$ (100)	0.00%	$ -
Special Assmnts- Tax Collector	25,866	25,866	25,866	-	100.00%	-
Special Assmnts- Discounts	(1,035)	(1,035)	(982)	53	94.88%	-
Gate Bar Code/Remotes	300	300	461	161	153.67%	33
TOTAL REVENUES	**25,231**	**25,231**	**25,345**	**114**	**100.45%**	**33**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	517	517	498	19	96.32%	-
Total Administration	517	517	498	19	96.32%	-
Gatehouse						
Communication - Telephone	600	600	548	52	91.33%	-
Electricity - Gate	550	550	443	107	80.55%	50
R&M-Gate	3,064	3,064	1,978	1,086	64.56%	-
Total Gatehouse	4,214	4,214	2,969	1,245	70.46%	50
Reserves						
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%	-
Total Reserves	20,500	20,500	3,360	17,140	16.39%	-
TOTAL EXPENDITURES & RESERVES	**25,231**	**25,231**	**6,827**	**18,404**	**27.06%**	**50**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	-	-	18,518	18,518	0.00%	(17)
Net change in fund balance	$ -	$ -	$ 18,518	$ 18,518	0.00%	$ (17)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**102,733**	**102,733**	**102,733**			
FUND BALANCE, ENDING	**$ 102,733**	**$ 102,733**	**$ 121,251**			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ 500	$ 500	$ -	$ (500)	0.00%	$ -
Special Assmnts- Tax Collector	45,852	45,852	45,852	-	100.00%	-
Special Assmnts- Discounts	(1,834)	(1,834)	(1,741)	93	94.93%	-
Gate Bar Code/Remotes	200	200	354	154	177.00%	47
TOTAL REVENUES	**44,718**	**44,718**	**44,465**	**(253)**	**99.43%**	**47**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	917	917	882	35	96.18%	-
Total Administration	917	917	882	35	96.18%	-
Field						
R&M-Irrigation	-	-	299	(299)	0.00%	-
Total Field	-	-	299	(299)	0.00%	-
Gatehouse						
Communication - Telephone	691	691	600	91	86.83%	-
Electricity - Gate	690	690	389	301	56.38%	50
R&M-Gate	2,420	2,420	4,560	(2,140)	188.43%	294
Total Gatehouse	3,801	3,801	5,549	(1,748)	145.99%	344
Reserves						
Reserve - Gate	2,000	2,000	5,711	(3,711)	285.55%	-
Reserve - Roadways	32,000	32,000	-	32,000	0.00%	-
Reserve - Sidewalks	6,000	6,000	15,960	(9,960)	266.00%	-
Total Reserves	40,000	40,000	21,671	18,329	54.18%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
TOTAL EXPENDITURES & RESERVES	**44,718**	**44,718**	**28,401**	**16,317**	**63.51%**	**344**
Excess (deficiency) of revenues Over (under) expenditures	-	-	16,064	16,064	0.00%	(297)
Net change in fund balance	$ -	$ -	$ 16,064	$ 16,064	0.00%	$ (297)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**180,251**	**180,251**	**180,251**			
FUND BALANCE, ENDING	**$ 180,251**	**$ 180,251**	**$ 196,315**			

LEXINGTON OAKS
Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 5,626	$ 5,626	0.00%	$ 285
Special Assmnts- Tax Collector	379,124	379,124	379,124	-	100.00%	-
Special Assmnts- Discounts	(15,165)	(15,165)	(14,394)	771	94.92%	-
TOTAL REVENUES	**363,959**	**363,959**	**370,356**	**6,397**	**101.76%**	**285**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	7,582	7,582	7,297	285	96.24%	-
Total Administration	7,582	7,582	7,297	285	96.24%	-
Debt Service						
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%	-
Total Debt Service	355,838	355,838	355,838	-	100.00%	-
TOTAL EXPENDITURES	**363,420**	**363,420**	**363,135**	**285**	**99.92%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	539	539	7,221	6,682	1339.70%	285

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	539	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**539**	**-**	**-**	**-**	**0.00%**	**-**
Net change in fund balance	$ 539	$ 539	$ 7,221	$ 6,682	1339.70%	$ 285
FUND BALANCE, BEGINNING (OCT 1, 2024)	**89,465**	**89,465**	**89,465**			
FUND BALANCE, ENDING	**$ 90,004**	**$ 90,004**	**$ 96,686**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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 Actual	TOTAL Actual Thru 9/30/2025	FY2025 Total	Adopted Budget	% of Budget
Revenues																
Interest - Investments	$ 4,259	$ 4,003	$ 8,553	$ 9,078	$ 7,911	$ 7,393	$ 6,590	$ 6,514	$ 5,958	$ 5,603	$ 5,261	$ 4,610	$ 66,548	$ 75,733	$ 50,000	151%
Room Rentals	2,070	658	752	1,693	2,586	2,116	3,762	470	1,928	1,693	1,129	1,082	19,939	19,939	10,000	199%
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	11,061	33,534	33,536	25,000	134%
Total Revenues	**6,769**	**329,432**	**1,272,065**	**58,037**	**30,728**	**33,421**	**56,897**	**15,264**	**16,543**	**8,567**	**7,992**	**16,753**	**1,843,281**	**1,852,468**	**1,801,674**	**103%**
Expenditures																
Administrative																
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	800	21,400	21,400	24,000	89%
Payroll-Other	546	900	723	1,322	404	736	612	612	767	767	960	569	8,917	8,918	4,200	212%
FICA Taxes	107	122	61	184	138	153	153	153	230	77	153	61	1,591	1,592	2,157	74%
Unemployment Compensation	1	2	1	2	2	2	2	2	3	1	2	1	21	21	30	70%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
ProfServ-Engineering	-	805	2,495	-	1,830	3,375	1,800	7,345	2,008	675	585	240	21,158	21,158	20,000	106%
ProfServ-Legal Services	-	4,013	225	1,258	1,299	598	-	2,381	1,566	2,950	1,373	1,051	16,712	16,714	30,000	56%
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	63,282	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	337	7,257	7,257	7,323	99%
ProfServ-Web Site Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Auditing Services	-	-	-	-	-	-	-	-	-	4,875	-	-	4,875	4,875	7,500	65%
Contract-Website Hosting	1,553	-	-	-	-	-	-	-	-	-	-	-	1,553	1,553	1,553	100%
Website Compliance	-	-	-	-	-	93	-	-	-	-	-	-	93	93	1,520	6%
Postage and Freight	132	40	58	30	39	62	113	233	108	1,981	98	50	2,944	2,944	1,100	268%
Insurance - General Liability	16,116	-	-	-	-	700	-	-	-	-	-	-	16,816	16,816	16,116	104%
Printing and Binding	87	83	-	-	-	-	-	-	-	90	-	-	260	260	1,200	22%
Legal Advertising	-	-	-	-	-	-	-	-	-	291	-	-	291	291	2,000	15%
Misc-Bank Charges	-	-	-	-	-	-	-	-	-	-	118	-	118	118	1,100	11%
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250	0%
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
Total Administrative	32,211	24,328	48,076	11,369	11,178	13,278	10,828	18,312	13,447	17,981	11,082	8,383	220,463	220,473	241,797	91%

LEXINGTON OAKS
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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 Actual	TOTAL Actual Thru 9/30/2025	FY2025 Total	Adopted Budget	% of Budget
Flood Control/Stormwater Mgmt																
Contracts-Lake and Wetland	2,100	2,100	2,100	2,310	2,310	2,310	2,310	2,310	2,050	2,050	-	2,050	24,000	24,000	25,200	95%
R&M-Lake	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
R&M-Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Total Flood Control/Stormwater Mgmt	2,100	2,100	2,100	2,310	2,310	2,310	2,310	2,310	2,050	2,050	-	2,050	24,000	24,000	30,700	78%
Field																
Contracts-Landscape	18,392	18,392	18,392	18,392	18,392	18,392	18,392	18,392	18,392	17,081	17,081	17,081	216,773	216,771	220,707	98%
Insurance - Property	30,799	-	-	-	-	-	-	-	-	-	-	-	30,799	30,799	30,738	100%
R&M-Entry Feature	-	-	-	-	-	-	-	335	-	-	-	-	335	335	8,000	4%
R&M-Irrigation	7,579	2,040	2,196	807	1,170	-	514	3,548	5,632	2,754	3,259	2,436	31,934	31,935	30,000	106%
R&M-Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,040	0%
R&M-Plant Replacement	-	-	-	-	-	-	-	-	592	18,346	-	6,227	25,164	25,165	40,000	63%
R&M-Sidewalk Cleaning	-	-	-	-	-	-	-	12,000	-	-	-	-	12,000	12,000	12,000	100%
R&M-Annuals	-	8,750	-	-	-	8,750	-	-	-	8,750	-	-	26,250	26,250	26,250	100%
R&M-Tree Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
R&M-Tree Removal	13,500	-	-	-	5,500	-	6,500	7,600	-	9,050	800	7,600	50,550	50,550	65,000	78%
Misc-Contingency	-	68,000	50,045	23,113	7,550	-	-	-	2,312	-	-	-	151,020	151,020	145,000	104%
Capital Improvements	-	-	-	-	-	-	12,579	-	55,927	-	-	-	68,507	68,506	100,000	69%
Total Field	70,270	97,182	70,633	42,312	32,612	27,142	37,985	41,875	82,855	55,981	21,140	33,344	613,332	613,331	704,735	87%
Utilities																
Contracts-Solid Waste Services	309	309	309	384	389	388	387	387	401	408	817	817	5,308	5,305	1,735	306%
Communication - Teleph - Field	694	692	767	530	723	954	626	1,010	595	979	893	1,891	10,355	10,354	8,400	123%
Electricity - General	12,110	11,796	11,680	11,633	12,024	11,591	11,263	11,215	11,974	12,427	12,314	12,325	142,350	142,352	160,000	89%
Utility - Gas	123	1,688	3,683	6,871	12,365	6,807	2,484	12,109	1,522	123	123	123	48,022	48,021	50,000	96%
Utility - Water & Sewer	693	674	1,241	1,374	1,654	1,333	1,640	3,700	1,496	1,214	1,221	2,798	19,039	19,038	20,000	95%
Total Utilities	13,929	15,159	17,680	20,792	27,155	21,073	16,400	28,421	15,988	15,151	15,368	17,954	225,074	225,070	240,135	94%
Parks and Recreation																
Payroll-Salaries	7,353	12,012	8,158	8,173	8,021	8,246	8,210	12,237	8,719	8,250	8,320	8,158	105,858	105,857	112,000	95%
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	5,623	72,938	72,939	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	1,054	13,681	13,680	14,160	97%
Workers' Compensation	4,489	-	-	-	504	-	-	-	-	-	-	-	4,993	4,993	8,490	59%
Unemployment Compensation	2	2	1	14	8	4	4	5	3	1	1	-	46	45	200	23%
Contracts-Pools	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,750	3,750	3,750	3,825	3,765	39,840	39,840	45,000	89%
Contracts-Security Alarms	65	65	65	65	69	69	69	69	69	69	1,352	749	2,775	2,775	960	289%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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 Actual	TOTAL Actual Thru 9/30/2025	FY2025 Total	Adopted Budget	% of Budget
Contracts-Sheriff	-	-	-	2,088	4,640	-	3,480	-	696	5,104	-	3,944	19,952	19,952	8,000	249%
R&M-Clubhouse	637	3,883	671	1,275	2,881	1,811	83	519	347	1,320	595	944	14,964	14,966	18,000	83%
R&M-Parks	-	242	-	-	-	11,862	-	725	-	-	-	88	12,917	12,917	5,000	258%
R&M-Pools	362	4,287	2,246	829	376	175	4,205	3,660	1,728	1,656	-	705	20,229	20,229	15,000	135%
R&M-Fitness Center	784	135	48	1,757	207	725	531	145	145	424	4,160	2,084	11,144	11,145	10,000	111%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	0%
Security Enhancements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Holiday Lighting & Decorations	1,790	3,324	-	-	-	-	-	-	-	-	-	-	5,114	5,114	5,000	102%
Op Supplies - Clubhouse	874	926	2,642	1,878	953	735	1,268	-	2,413	1,965	944	1,596	16,194	16,194	18,000	90%
Total Parks and Recreation	25,805	37,873	23,508	25,757	27,326	33,311	27,531	31,125	24,590	29,223	25,887	28,710	340,645	340,646	339,307	100%
Total Expenditures	**144,315**	**176,642**	**161,997**	**102,540**	**100,581**	**97,114**	**95,054**	**122,043**	**138,930**	**120,386**	**73,477**	**90,441**	**1,423,514**	**1,423,520**	**1,556,674**	91%
Reserves																
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	-	-	-	-	15,000	23,225	23,225	20,000	116%
Total Reserves	14,340	-	38,625	48,858	59,597	-	13,225	8,000	10,510	6,537	7,069	15,000	221,760	221,761	245,000	91%
Total Expenditures & Reserves	**158,655**	**176,642**	**200,622**	**151,398**	**160,178**	**97,114**	**108,279**	**130,043**	**149,440**	**126,923**	**80,546**	**105,441**	**1,645,274**	**1,645,281**	**1,801,674**	91%
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)	$ (88,688)	198,007	207,187	-	0%
Fund Balance, Beginning (Oct 1, 2024)													**816,004**	**816,004**	**816,004**	
Fund Balance, Ending													**$ 1,014,011**	**$ 1,023,191**	**$ 816,004**	

LEXINGTON OAKS

Community Development District

Supporting Schedules

September 30, 2025

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
TOTAL	$ 2,111,512	$ 85,011	$ 43,092	$ 2,239,044	$ 1,788,202	$ 25,866	$ 45,852	$ 248,435	$ 130,689
% COLLECTED				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING				$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)

LEXINGTON OAKS
Community Development District

All Funds

Cash and Investment Report
September 30, 2025

GENERAL FUND

Account Name	Bank Name	Account Number	Maturity	APY	Balance
Public Funds Now	Truist Bank	5579	n/a	0.01%	$ 84,286
Government Interest Checking	Valley National Bank	0201	n/a	4.33%	$ 1,080,915
				Subtotal	$ 1,165,201
Public Funds Money Market Account	BankUnited	8441	n/a	4.07%	$ 141,723
				GF Subtotal	$ 1,306,924

DEBT SERVICE FUNDS

Account Name	Bank Name	Account Number	Maturity	Yield	Balance
Series 2021 Prepayment Fund B	US Bank	6003	n/a	4.00%	40
Series 2021 Reserve Fund A	US Bank	8005	n/a	4.00%	23,353
Series 2021 Reserve Fund B	US Bank	6005	n/a	4.00%	12,245
Series 2021 Revenue Fund A	US Bank	8000	n/a	4.00%	36,039
Series 2021 Revenue Fund B	US Bank	6000	n/a	4.00%	7,745
				Subtotal	$ 79,422
				Grand Total	**$ 1,386,345**

Bank Account Statement

Lexington Oaks CDD

Bank Account No.	0201		
Statement No.	09-25	**Statement Date**	09/30/2025

G/L Account No. 101002 Balance	1,080,914.57	**Statement Balance**	1,098,485.82
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	1,098,485.82
Subtotal	1,080,914.57	**Outstanding Checks**	-17,571.25
Negative Adjustments	0.00	**Ending Balance**	1,080,914.57
Ending G/L Balance	1,080,914.57		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
05/07/2024	Payment	9485	JOSE JIMENEZ	Payment of Invoice 017336			-300.00
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	CHARTER 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
07/23/2025	Payment	300129	WASTE CONNECTIONS OF FL- ACH	Inv: 839316W425-ACH			-408.08
08/20/2025	Payment	300145	CHARTER COMMUNICATION S	Inv: 1684133080325-ACH			-29.99
09/17/2025	Payment	9839	LYNETTE ALBERT TRINIDAD	Payment of Invoice 018371			-500.00
09/25/2025	Payment	100199	COOPER POOLS INC	Inv: 2025-1190			-109.83
09/25/2025	Payment	100201	YELLOWSTONE LANDSCAPE	Inv: 996026			-1,342.50
09/25/2025	Payment	9841	VERIZON WIRELESS	Payment of Invoice 018385			-80.11
09/30/2025	Payment	9842	DOMINGA PONCE	Payment of Invoice 018393			-300.00
09/30/2025	Payment	9843	JACQUELINE ARENDES	Payment of Invoice 018394			-300.00
09/30/2025	Payment	100202	TIME ON TARGET PRO SECURITY LLC	Inv: 1502446136014			-5,710.72
09/30/2025	Payment	100203	INFRAMARK LLC	Inv: 159275			-21.46
09/30/2025	Payment	100204	YELLOWSTONE LANDSCAPE	Inv: 996024, Inv: 996025			-1,229.00

Bank Account Statement

Lexington Oaks CDD

Bank Account No. 0201

Statement No. 09-25 **Statement Date** 09/30/2025

09/30/2025	Payment	100205	FEDEX	Inv: 8-985-60260	-14.51
09/30/2025	Payment	100206	PASCO SHERIFF'S OFFICE	Inv: 091625	-696.00
09/30/2025	Payment	100207	ADVANCED ENERGY SOLUTIONS	Inv: 12627	-356.40
Total Outstanding Checks					-17,571.25

Valley

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

Last Statement: August 31, 2025
Statement Ending: September 30, 2025
Page: 1 of 8

9351 M0656DDA100125071029 03 000000000 51168 008

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

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

GOVERNMENT CHECKING - XXXXXX0201

SUMMARY FOR THE PERIOD: 09/01/25 - 09/30/25

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
$1,259,546.28		$6,048.58		$167,109.04		$1,098,485.82

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$1,259,546.28
09/02	CHECK 100178	-$75.00		$1,259,471.28
09/02	CHECK 100182	-$4,979.86		$1,254,491.42
09/03	CHECK 9830	-$83.20		$1,254,408.22
09/03	CHECK 100181	-$2,050.00		$1,252,358.22
09/04	ACH DEBIT ADP Tax ADP Tax 250904 RWF7W 090518A01	-$1,611.81		$1,250,746.41
09/04	ACH DEBIT ADP WAGE PAY WAGE PAY 250904 528099274050F7W	-$5,806.06		$1,244,940.35
09/05	ACH DEBIT ADP PAYROLL FEES ADP FEES 250905 929239050721	-$189.78		$1,244,750.57
09/05	CHECK 9829	-$34.99		$1,244,715.58
09/05	CHECK 9828	-$300.00		$1,244,415.58
09/05	CHECK 9831	-$500.00		$1,243,915.58
09/09	ACH DEBIT ADP Tax ADP Tax 250909 RWF7W 090919A01	-$163.20		$1,243,752.38
09/09	ACH DEBIT ADP WAGE PAY WAGE PAY 250909 551076423493F7W	-$698.80		$1,243,053.58
09/09	CHECK 9832	-$4,349.00		$1,238,704.58
09/10	PHONE/INTERNET TRNFR REF 2531121L FUNDS TRANSFER FRM DEP XXXXXX2907 FROM FUNDS TRANSFER VIA ONLINE		$14.94	$1,238,719.52

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
09/10	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100188*2509 09*FEDEX\186824321 \142067760\1868243 21	-$67.73		$1,238,651.79
09/11	ACH DEBIT SPECTRUM SPECTRUM 250911	-$140.00		$1,238,511.79
09/12	ACH DEBIT WREC ELECTRIC 250912 0001265871	-$50.06		$1,238,461.73
09/12	ACH DEBIT ADP PAYROLL FEES ADP FEES 250912 927339593390	-$193.60		$1,238,268.13
09/12	ACH DEBIT WREC ELECTRIC 250912 0001265889	-$44.47		$1,238,223.66
09/12	ACH DEBIT WREC ELECTRIC 250912 0001265883	-$49.85		$1,238,173.81
09/12	ACH DEBIT WREC ELECTRIC 250912 0001265888	-$313.11		$1,237,860.70
09/12	ACH DEBIT WREC ELECTRIC 250912 0001265890	-$440.40		$1,237,420.30
09/12	ACH DEBIT WREC ELECTRIC 250912 0001265863	-$11,526.94		$1,225,893.36
09/12	CHECK 100186	-$15.88		$1,225,877.48
09/12	CHECK 9833	-$300.00		$1,225,577.48
09/12	CHECK 9834	-$500.00		$1,225,077.48
09/12	CHECK 9835	-$15,000.00		$1,210,077.48
09/15	CHECK 9818	-$250.00		$1,209,827.48
09/15	CHECK 9837	-$3,248.00		$1,206,579.48
09/16	CHECK 100191	-$2,050.00		$1,204,529.48
09/16	CHECK 100190	-$20,736.00		$1,183,793.48
09/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250917	-$19.11		$1,183,774.37
09/17	ACH DEBIT SPECTRUM SPECTRUM 250917	-$50.00		$1,183,724.37
09/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250917	-$143.41		$1,183,580.96
09/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250917	-$848.12		$1,182,732.84
09/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 250917	-$1,787.12		$1,180,945.72
09/17	CHECK 9836	-$212.00		$1,180,733.72
09/17	CHECK 9825	-$300.00		$1,180,433.72
09/17	CHECK 100193	-$3,765.00		$1,176,668.72
09/17	CHECK 100189	-$5,273.50		$1,171,395.22
09/18	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100195*2509 17*ADVANCED ENERGY SOLUTIONS\1876770 50\143031102\18767	-$136.50		$1,171,258.72
09/18	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100198*2509 17*FITNESS LOGIC\1 87677055\143031104 \187677055	-$145.00		$1,171,113.72
09/18	ACH DEBIT	-$236.20		$1,170,877.52

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	AVIDPAY SERVICE AVIDPAY REF*CK*100196*2509 17*SECURITY SERVIC ES OF TAMPA IN\187 677069\143065729\1			
09/18	ACH DEBIT ADP Tax ADP Tax 250918 RWF7W 091919A01	-$1,611.79		$1,169,265.73
09/18	ACH DEBIT ADP WAGE PAY WAGE PAY 250918 645096106054F7W	-$5,806.08		$1,163,459.65
09/19	ACH DEBIT ADP PAYROLL FEES ADP FEES 250919 930639944959	-$185.96		$1,163,273.69
09/19	CHECK 100187	-$1,372.50		$1,161,901.19
09/19	CHECK 100192	-$2,106.00		$1,159,795.19
09/19	CHECK 9838	-$4,395.16		$1,155,400.03
09/22	ACH DEBIT FLA DEPT REVENUE C01 250922 231300572	-$99.98		$1,155,300.05
09/22	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 250919 80000104024	-$5,215.58		$1,150,084.47
09/23	CHECK 100194	-$240.00		$1,149,844.47
09/24	ACH DEBIT TECO/PEOPLE GAS UTILITYBIL 250924	-$123.47		$1,149,721.00
09/25	DEPOSIT		$1,873.05	$1,151,594.05
09/25	ACH DEBIT SPECTRUM SPECTRUM 250925	-$419.97		$1,151,174.08
09/25	ACH DEBIT WASTE CONNECTION WEB_PAY 250925	-$408.64		$1,150,765.44
09/25	CHECK 100197	-$7,600.00		$1,143,165.44
09/26	ACH DEBIT ADP PAYROLL FEES ADP FEES 250926 440079788253	-$193.60		$1,142,971.84
09/26	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100200*2509 25*ADVANCED ENERGY SOLUTIONS\1884621 06\143958110\18846	-$293.61		$1,142,678.23
09/29	ACH DEBIT SPECTRUM SPECTRUM 250929	-$110.00		$1,142,568.23
09/29	CHECK 9840	-$48,243.00		$1,094,325.23
09/30	INTEREST CREDIT		$4,160.59	$1,098,485.82
Ending Balance				**$1,098,485.82**

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
09/15	9818	$250.00	09/09	9832	$4,349.00
09/17	9825*	$300.00	09/12	9833	$300.00
09/05	9828*	$300.00	09/12	9834	$500.00
09/05	9829	$34.99	09/12	9835	$15,000.00
09/03	9830	$83.20	09/17	9836	$212.00
09/05	9831	$500.00	09/15	9837	$3,248.00

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

Valley

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

CHECKS IN ORDER (continued)

Date	Number	Amount	Date	Number	Amount
09/19	9838	$4,395.16	09/17	100189*	$5,273.50
09/29	9840*	$48,243.00	09/16	100190	$20,736.00
09/02	100178*	$75.00	09/16	100191	$2,050.00
09/03	100181*	$2,050.00	09/19	100192	$2,106.00
09/02	100182	$4,979.86	09/17	100193	$3,765.00
09/12	100186*	$15.88	09/23	100194	$240.00
09/19	100187	$1,372.50	09/25	100197*	$7,600.00

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$1,191,071.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	$54,700.07	Interest Paid	$4,160.59

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	$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	Sep-25 8/22-9/23	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	$ 8,649.35	**$ 100,846.08**
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	1,545.32	**14,703.37**
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	43.18	**513.37**
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	45.87	**534.07**
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	48.98	**578.26**
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	51.78	**598.14**
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	43.83	**519.31**
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	42.21	**508.24**
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	44.47	**524.92**
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	258.57	**2,867.28**
1265864	93039900	0158 737 002	DelMar	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	49.41	**589.11**
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	44.37	**537.73**
1265866	93039856	0158 737 004	Arlington	Seattle Slew 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	42.32	**504.55**
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	42.75	**510.66**
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	44.79	**537.23**
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	599.70	**9,003.50**
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	43.29	**520.95**
Subtotal					$ 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	$ 11,640.19	**$ 134,396.77**
1265888	40535597	0158 737 027	Fountain	5304 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	$ 364.44	**$ 3,855.75**
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	44.25	**$ 527.36**
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	381.22	**$ 3,692.18**
Total 001-543006-53903					**$ 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**	**$ 12,430.10**	**$ 142,472.06**

Withlacoochee River Electricity- Hawthorne Gate

Account no	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	8/22-9/23	Total
1265883	33120623	0158 737 022	Hawthorne Ent	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	$ 50.49	**$ 590.79**
002-543031-53904																	

Withlacoochee River Electricity- Preakness Gate

Account no	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	8/22-9/23	Total
1265871	93039864	0158 737 010	Preakness Ent	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	$ 51.24	**$ 591.32**
003-543031-53904																	

Verizon Wireless

Account no	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	9/8-10/7	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	$ 80.11		**$ 784.03**
001-541005-53903																

Spectrum Business

Account no	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	9/10-10/9	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	110.00	**$ 1,319.95**
001-541005-53903																	

Account no	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	8/30-9/29	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	140.00	**$ 1,479.80**
001-541005-53903																	

Account no	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	9/6-10/5	Total
8337 13 001 1294172				Comm Fitness - TV/Internet/Voi	$ 309.00	329.13	329.13	328.77	328.77	361.17	361.22	361.22	359.54	419.97	419.97	419.97	**$ 4,327.86**
001-541005-53903																	

Account no	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	9/6-10/5	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**
001-541005-53903																	
Subtotal					**$ 742.50**	**$ 767.30**	**$ 780.13**	**$ 776.94**	**$ 771.96**	**$ 806.53**	**$ 814.41**	**$ 736.20**	**$ 918.65**	**$ 878.15**	**$ 750.08**	**$ 669.97**	**$ 9,412.82**

Spectrum Business

Account nc	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	8/28-9/27	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	50.00	**$ 598.28**
002-541003-53904																	

Account nc	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	9/8-10/7	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**
003-541003-53904																	

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	8/15-9/13	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	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	8/29-9/29	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	19.11		**221.91**
Total 001-543021-53903				**$ 673.95**	**$ 1,241.19**	**$ 1,373.53**	**$ 1,654.17**	**$ 1,333.44**	**$ 1,640.38**	**$ 1,850.08**	**$ 1,495.57**	**$ 1,214.10**	**$ 1,221.24**	**$ 2,797.76**	**$ -**	**$ 16,495.41**

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	8/29-9/26	Total
2110089687	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	$ 123.47	**$ 17,066.63**
001-543019-53903				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	8/28-9/26	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**
001-543019-53903		Customer Svc 888-425-9140													
Total			**$ 1,687.56**	**$ 3,683.07**	**$ 6,870.77**	**$ 12,364.54**	**$ 6,807.01**	**$ 7,729.13**	**$ 4,379.81**	**$ 1,522.40**	**$ 123.47**	**$ 123.47**	**$ 123.47**	**$ 123.47**	**$ 45,538.17**

LEXINGTON OAKS

Community Development District

Check Register Summary

DATE	CHECK NUMBERS	AMOUNT
9/01 - 9/30/25	9832 - 9843 100186 - 100207 300148 - 300159	$146,833
TOTAL		$146,833

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(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 # 100186							
001	09/05/25	INFRAMARK LLC	157176	postage August 2025	POSTAGE	541006-51301	$15.88
						Check Total	*$15.88*
CHECK # 100187							
001	09/09/25	STRALEY ROBIN VERICKER	27025	GENERAL MATTERS THROUGH 7/31/25	legal	531023-51401	$1,372.50
						Check Total	*$1,372.50*
CHECK # 100188							
001	09/09/25	FEDEX	8-967-97310	FEDEX August 26 2025	POSTAGE	541006-51301	$67.73
						Check Total	*$67.73*
CHECK # 100189							
001	09/09/25	INFRAMARK LLC	158121	Management Contract Sept 2025	ADMIN FEES	531027-51201	$5,273.50
						Check Total	*$5,273.50*
CHECK # 100190							
001	09/09/25	YELLOWSTONE LANDSCAPE	986135	Landscape Enhancement August 2025	landscape enhancement	546071-53901	$3,655.00
001	09/09/25	YELLOWSTONE LANDSCAPE	990560	Monthly Landscape Contract Sept 2025	7/2024 MONTHLY LANDSCAPE	534050-53901	$17,081.00
						Check Total	*$20,736.00*
CHECK # 100191							
001	09/09/25	DANIEL STROUS	1025	Lake and Pond Services August 2025	lake and pond	534021-53801	$2,050.00
						Check Total	*$2,050.00*
CHECK # 100192							
001	09/09/25	BALLENGER LANDCARE, INC	333	Irrigation repair Sept 2025	irrigation	546041-53901	$2,106.00
						Check Total	*$2,106.00*
CHECK # 100193							
001	09/09/25	COOPER POOLS INC	2025-1091	Pool service replaces stenner pump	pool	534078-57201	$3,765.00
						Check Total	*$3,765.00*
CHECK # 100194							
001	09/09/25	BRLETIC DVORAK, INC	2109	Engineer Services August 2025	ENGINEERING SERVICE	531013-51501	$240.00
						Check Total	*$240.00*
CHECK # 100197							
001	09/17/25	JON DAVIS	30	Tree Service August 31 2025	TREE REMOVAL	546908-53901	$7,600.00
						Check Total	*$7,600.00*
CHECK # 100198							
001	09/17/25	FITNESS LOGIC	125937	9/2025 MONTYHLY MAINT AND CLEANING OF EQUIPMENT	9/2025 MONTHLY MAINT AND CLEANING OF EQUIPMENT	546137-57201	$145.00
						Check Total	*$145.00*
CHECK # 100199							
001	09/25/25	COOPER POOLS INC	2025-1190	replace gutter grate with screws Sept 2025	pool	546074-57201	$109.83
						Check Total	*$109.83*
CHECK # 100201							
001	09/25/25	YELLOWSTONE LANDSCAPE	996026	Landscape Enhancement Sept 2025	enhancement	546071-53901	$1,342.50
						Check Total	*$1,342.50*

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100203							
001	09/30/25	INFRAMARK LLC	159275	postage Sept 2025	POSTAGE	541006-51301	$21.46
						Check Total	*$21.46*
CHECK # 100204							
001	09/30/25	YELLOWSTONE LANDSCAPE	996024	Landscape Enhancement Sept 2025	plants	546071-53901	$822.50
001	09/30/25	YELLOWSTONE LANDSCAPE	996025	jack frost ligustrum crushed shells	jack frost	546071-53901	$406.50
						Check Total	*$1,229.00*
CHECK # 100205							
001	09/30/25	FEDEX	8-985-60260	SERVICE FOR 8/29/25	POSTAGE	541006-51301	$14.51
						Check Total	*$14.51*
CHECK # 100206							
001	09/30/25	PASCO SHERIFF'S OFFICE	091625	SECURITY 9/5-9/9/25	EXTRA DUTY	534100-57201	$696.00
						Check Total	*$696.00*
CHECK # 100207							
001	09/30/25	ADVANCED ENERGY SOLUTIONS	12627	replaced 4 GFI to kiddie feature panel Sept 2025	parks	546015-57201	$356.40
						Check Total	*$356.40*
CHECK # 300148							
001	09/15/25	PASCO COUNTY UTILITIES SERVICE	22960350-ACH	ACCT# 0402235 7/16-8/14/25	utilities	543021-53903	$848.12
						Check Total	*$848.12*
CHECK # 300149							
001	09/15/25	PASCO COUNTY UTILITIES SERVICE	22961509-ACH	ACCT# 0408090 7/16-8/14/25	utilities	543021-53903	$143.41
						Check Total	*$143.41*
CHECK # 300150							
001	09/15/25	PASCO COUNTY UTILITIES SERVICE	22961510-ACH	ACCT# 0408095 7/16-8/14/25	utilities	543021-53903	$1,787.12
						Check Total	*$1,787.12*
CHECK # 300151							
001	09/17/25	CHARTER COMMUNICATIONS	1294156083025-ACH	Charter Spectrum Aug-Sep 2025	ACCT# 8337130011294156	541005-53903	$140.00
						Check Total	*$140.00*
CHECK # 300152							
001	09/23/25	TECO PEOPLE'S GAS- ACH	090225-8748-ACH	ACCT# 211008968748 7/31-8/29/25	electric	543019-53903	$123.47
						Check Total	*$123.47*
CHECK # 300153							
001	09/12/25	WITHLACOOCHEE RIVER	082725-8737-ACH	ACCT# 1265889 7/23-8/22/25	electric	543006-53903	$44.47
						Check Total	*$44.47*
CHECK # 300156							
001	09/12/25	WITHLACOOCHEE RIVER	082725-5888-ACH	ACCT# 1265888 7/23-8/22/25	electric	543006-53903	$313.11
						Check Total	*$313.11*
CHECK # 300157							
001	09/12/25	WITHLACOOCHEE RIVER	082725-5890-ACH	ACCT# 1265890 7/23-8/22/25	utilities	543006-53903	$440.40
						Check Total	*$440.40*
CHECK # 300158							
001	09/12/25	WITHLACOOCHEE RIVER	082725-58737-ACH	CUST# 10158737 7/23-8/22/25	Electricity - General	543006-53903	$11,526.94
						Check Total	*$11,526.94*

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300159							
001	09/29/25	CHARTER COMMUNICATIONS	1294172080625-ACH	ACCT# 8337130011294172 8/6-9/5/25	Communication - Teleph - Field	541005-53903	$419.97
						Check Total	*$419.97*
CHECK # 9832							
001	09/03/25	TIM HAWK	23236086	add refrigerant to AC in clubhouse	ac	546137-57201	$4,349.00
						Check Total	*$4,349.00*
CHECK # 9833							
001	09/09/25	BACHUBHAI PATEL	BP090125	SECURITY REFUND EVENT 8/30/25	Deposits	220000	$300.00
						Check Total	*$300.00*
CHECK # 9834							
001	09/09/25	KAREN KONCAR	KK082525	deposit for event August 23 2025	SECURITY DEPOSIT	220000	$500.00
						Check Total	*$500.00*
CHECK # 9835							
001	09/09/25	PATRIOT AMENITY SERVICE GROUP LLC	2103	FINAL PAYMENT FOR SIDEWALK REPAIR ALONG LEXINGTON OAKS BLVD	FINAL PAYMENT SIDEWALK REPAIR LEXINGTON OAKS BLVD	568176-58100	$15,000.00
						Check Total	*$15,000.00*
CHECK # 9836							
001	09/09/25	WEBUILDFUN, INC	082825	Playground Parts for new slide	playground equipment	568120-58100	$212.00
						Check Total	*$212.00*
CHECK # 9837							
001	09/09/25	PASCO SHERIFF'S OFFICE	090225	August Off duty sheriff patrol	sheriff	534100-57201	$3,248.00
						Check Total	*$3,248.00*
CHECK # 9838							
001	09/17/25	EGIS INSURANCE ADVISORS	29127	POLICY# WC1001251049 10/1-10/1/2026	EGIS INSURANCE WC FY 2025-2026	155100	$4,395.16
						Check Total	*$4,395.16*
CHECK # 9839							
001	09/17/25	LYNETTE ALBERT TRINIDAD	LT-090825	SECURITY REFUND EVENT 8/14/25	SECURITY DEPOSIT REFUND	220000	$500.00
						Check Total	*$500.00*
CHECK # 9840							
001	09/23/25	EGIS INSURANCE ADVISORS	29646	Prepaid Insurance	INSURANCE POLICY 10/01/25-10/01/26	155000	$48,243.00
						Check Total	*$48,243.00*
CHECK # 9841							
001	09/25/25	VERIZON WIRELESS	6122952710	ACCT# 820984375-00001 8/8-9/7/25	phone	541005-53903	$80.11
						Check Total	*$80.11*
CHECK # 9842							
001	09/30/25	DOMINGA PONCE	DP-091525	SECURITY REFUND EVERNT 9/13/25	SECURITY DEPOSIT REFUND	220000	$300.00
						Check Total	*$300.00*
CHECK # 9843							
001	09/30/25	JACQUELINE ARENDES	JA-091525	SECURITY REFUND EVENT 9/14/25	SECURITY DEPOSIT	220000	$300.00
						Check Total	*$300.00*
						Fund Total	**$140,355.59**

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - HAWTHORNE GATE - 002							
CHECK # 100195							
002	09/17/25	ADVANCED ENERGY SOLUTIONS	12555	Gate Maintenance August 2025	HAWTHORNE GATE REPAIR	546034-53904	$136.50
						Check Total	*$136.50*
CHECK # 100196							
002	09/17/25	SECURITY SERVICES OF TAMPA INC	316755	Mechanical Lock service 2 new cylinders	HAWTHORNE GATE REPAIR	546034-53904	$236.20
						Check Total	*$236.20*
CHECK # 300154							
002	09/12/25	WITHLACOOCHEE RIVER	082725-5883-ACH	ACCT# 1265883 7/23-8/22/25	ELECTRIC	543031-53904	$49.85
						Check Total	*$49.85*
						Fund Total	**$422.55**
GENERAL FUND - PREAKNESS GATE - 003							
CHECK # 100200							
003	09/25/25	ADVANCED ENERGY SOLUTIONS	12598	Gate repair Preakness Sept 2025	gate repair	546034-53904	$293.61
						Check Total	*$293.61*
CHECK # 100202							
003	09/30/25	TIME ON TARGET PRO SECURITY LLC	1502446136014	DOWN PAYMENT FOR PREAKNESS GATE OPERATIONS	PREAKNESS GATE OPATORS	568090-58100	$5,710.72
						Check Total	*$5,710.72*
CHECK # 300155							
003	09/12/25	WITHLACOOCHEE RIVER	082725-5871-ACH	ACCT# 1265871 7/23-8/22/25	utilities	543031-53904	$50.06
						Check Total	*$50.06*
						Fund Total	**$6,054.39**
						Total Checks Paid	**$146,832.53**