

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, December 18, 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
 - i. Update of Labor Rates [Page 2]
 - ii. Ratification of Pond 2A Bank Repairs [Page 3]
 - D. Counsel's Report
 - i. Discussion of Rules and Procedures for the January Meeting
 - ii. Discussion of Wall Work Letter
 - E. Site Manager's Report
 - i. Landscape Report
 - ii. Consideration of Landscape Enhancement Proposal [Page 4]
 - iii. Consideration of Drip Irrigation Proposal [Page 6]
 - iv. Discussion of Playground Equipment [Page 8]
 - F. District Manager's Report
 - i. Consideration of Resolution 2026-01; General Election [Page 11]
 - ii. Consideration of Resolution 2026-02, Removing and Appointing Treasurer [Page 13]
 - iii. Consideration of Updated Inframark Agreement (*Under Separate Cover*)
- 6. Consent Agenda**
 - A. Minutes of November 20, 2025 Meeting [Page 14]
 - B. Review of the October 2025 Financials [Page 17]
- 7. Supervisors' Requests and Comments**
- 8. Adjournment**

The next Workshop is scheduled for Thursday, January 8, 2026 at 9:00 a.m.

The next Meeting is scheduled for Thursday, January 22, 2026 at 6:30 p.m.

District Office:

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

Meeting Location:

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

CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Lexington Oaks CDD
2634 Cypress Ridge Boulevard, Suite 102
Wesley Chapel, FL 33544

Estimate details
Estimate no.: 2436
Estimate date: 12/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Pond 2A -- Spot repairs for four areas identified at walkthrough with BDi	1	\$4,750.00	\$4,750.00

Total \$4,750.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by





Proposal #: 619288

Date: 10/14/2025

From: Josh Wright

**Landscape Enhancement Proposal for
Lexington Oaks CDD**

Corissa Millonig
Inframark
210 N. University Drive
Suite 702
Coral Springs, FL 33071
corissa.millonig@inframark.com

LOCATION OF PROPERTY

26304 Lexington Oaks Blvd
Wesley Chapel, FL 33544

Front Entry Island

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
3 gal Mami Crotons	40	\$23.50	\$940.00
3 gal Dwarf Alamanda	30	\$23.50	\$705.00
1 gal Blue Daze	50	\$16.00	\$800.00
General Labor	6	\$65.00	\$390.00

This is to landscape the front median and remove the Conti Palms. We will be installing Blue Daze, Dwarf Alamanda and Mami Crotons.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Lexington Oaks CDD

Subtotal	\$2,835.00
Sales Tax	\$0.00
Proposal Total	\$2,835.00

THIS IS NOT AN INVOICE

Lexington Oaks

Wesley Chapel, Florida

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Dwarf Allamanda
Mammy Croton
Blue Daze
Cocoa Brown Mulch*



Potential



Proposal #587

Date: 11/12/2025

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

General Irrigation Enhancements

This estimate is of the general enhancements and modifications for the irrigation. This estimate is a not-to-exceed. Includes all material for redoing old drip, installing drip line indicators, replacing the center island rotors with sprays, and capturing old tree bubblers.

Dripline Refresh

Irrigation Enhance

Items	Quantity	Unit	Price/Unit	Price
Labor - Irrigation Tech III	0.00	hr	\$95.00	\$0.00
Misc Irrigation Items	30.00	ea	\$190.00	\$5,700.00
Irrigation Enhance:				\$5,700.00

Rotor to Sprays

Irrigation Enhance

Items	Quantity	Unit	Price/Unit	Price
Labor - Irrigation Tech III	0.00	hr	\$95.00	\$0.00
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet	100.00	ea	\$35.00	\$3,500.00
Irrigation Enhance:				\$3,500.00

Bubbler Capping

Irrigation Enhance


Items	Quantity	Unit	Price/Unit	Price
Labor - Irrigation Tech III	0.00	hr	\$95.00	\$0.00
Misc Irrigation Items	500.00	ea	\$5.50	\$2,750.00
Irrigation Enhance:				\$2,750.00

Dripline Indicators

Irrigation Enhance

Items	Quantity	Unit	Price/Unit	Price
Labor - Irrigation Tech III	0.00	hr	\$95.00	\$0.00
Misc Irrigation Items	100.00	ea	\$35.00	\$3,500.00
Irrigation Enhance:				\$3,500.00
Subtotal				\$15,450.00
Estimated Tax				\$0.00
Total				\$15,450.00

Terms & Conditions

By 

Trey Ballenger

Date 11/12/2025

By _____

Date _____

Lexington Oaks CDD



A Miracle Recreation Dealer for North, Central, West and
the Panhandle of Texas, Florida, Michigan and New Mexico

PO Box 29 | Allen, TX 75013

Sales Consultant

Ashley Fernandez +1(941)-301-7630

CUSTOMER INFORMATION

Customer:	
Contact:	
Contact Info:	
Project Name:	Lexington Oaks-Parts only PARTS REPLACEMENT
Install Address:	
End User:	
Ship to Address:	

QUOTE

20251209-0002104

Quote Date	Valid Until
12/09/2025	01/08/2026
Estimated Delivery	Estimated Install
2-4 Weeks	TBD

ITEM	DESCRIPTION	QTY	EACH	TOTAL
Parts	104475 BOLT BHCS 1/4-20 X 1 18-8 SS 6LOBE 0.00027 0.2 \$0.48	15	\$0.55	\$8.25
Parts	117001 WASHER 1/4 FLAT 18-8 SS MS15795-811 0.0001 0.007 \$1.41	15	\$1.31	\$19.65
Parts	713009 PARTS CARTON PANELS 0.1 1 \$11.35	2	\$13.05	\$26.10
Parts	714816 WALL ENCLOSURE 0 45 \$791.00	1	\$909.65	\$909.65
Parts	714999Z CUSTOMER SERVICE KIT (NO PRICE) 0 0 \$0.00	1	\$0.00	\$0.00
Parts	912801 26-1/2" BUBBLE PNL-CLR POLYCRB,15 HOLES 0.1 10 \$194.00	1	\$223.10	\$223.10
Parts	982375BLU POST ASSY, 8-ARM 0.1 85 \$697.00	8	\$801.55	\$6,412.40
Parts	983000BLU TP HANDRAIL ASSY, PTD 0.1 22 \$433.00	1	\$497.95	\$497.95
Parts	983006BLU HANDRAIL ATA STAIRS 3FT,PTD 0.1 28 \$558.00	2	\$641.70	\$1,283.40
Parts	984354HG DECK, CS SQUARE FPS HUN 0.1 141 \$1,834.00	1	\$2,109.10	\$2,109.10
Parts	984356HG DECK,CS OCT EDGE FPS HG 0.1 115.75 \$1,582.00	3	\$1,819.30	\$5,457.90
Parts	988056BLU PARTS CARTON KC TP FPS 0.1 4 \$105.00	1	\$120.75	\$120.75
Parts	988310HG DECK ASSY, KIDS' PERCH FPS HUN 0.1 65 \$473.00	1	\$543.95	\$543.95
Parts	990634S TREEHOUSE WALL W/SEAT 0.1 63.4 \$1,140.00	2	\$1,311.00	\$2,622.00
Parts	HW982956-1 HKIT 4-SD CS DK M1/1 0.1 2.545 \$47.00	1	\$54.05	\$54.05
Parts	HW983349-1 HKIT 7149926 M1/1 0.1 0.71 \$22.00	1	\$25.30	\$25.30
Parts	HW987897-1 HKIT 71452839 L1/2 0.1 2.35 \$151.00	11	\$173.65	\$1,910.15
Parts	HW987897-2 HKIT 71452839 L2/2 0.1 4.22 \$50.00	11	\$57.50	\$632.50
Parts Freight	Shipping of parts	1	\$3,076.53	\$3,076.53
Parts Installation	Installation of parts listed above	1	\$9,720.00	\$9,720.00

Non-Taxable Items Subtotal \$35,652.73

Provide Sales Tax Exemption Certificate if Tax Exempt. Final Prices Subject to State and Local Sales Tax

Total \$35,652.73



PO Box 29 | Allen, TX 75013

A Miracle Recreation Dealer for North, Central, West and
the Panhandle of Texas, Florida, Michigan and New Mexico

Sales Consultant

Ashley Fernandez +1(941)-301-7630

CUSTOMER INFORMATION

Customer:	
Contact:	
Contact Info:	
Project Name:	Lexington Oaks-Parts only PARTS REPLACEMENT
Install Address:	
End User:	
Ship to Address:	

QUOTE

20251209-0002104

Quote Date	Valid Until
12/09/2025	01/08/2026
Estimated Delivery	Estimated Install
2-4 Weeks	TBD

Make Payable to: webuildfun, Inc PO Box 29, Allen, TX 75013

Payment Terms In Full Submit Payment in full with submitted order.

Price assumes play area border to be provided by "others" unless noted above. No bond or special insurance coverages are included unless noted above. Price assumes all site work, drainage away from play area & play area borders are to be provided by "others" at no cost to webuildfun unless specified otherwise in the quote above. This includes site prep, grade work, drainage, construction fencing, concrete borders, and site restoration. All additional services can be quoted upon request. webuildfun, inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc. provided the original installation. In the event rock is encountered, additional charges may be assessed. It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line locate by calling 811, at the owner's request. webuildfun, Inc will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc. will not be responsible for damage to unmarked utilities. Prices are guaranteed for 30 days from the date listed on quote.

Complete webuildfun Terms and Conditions on the following pages are incorporated into this quote by reference

Approval Signature

Date

PO Number

Send completed quote and purchase order to: ashley@webuildfun.com

PROJECT DETAILS

Please provide the following information:

Project Total

Project Name: Lexington Oaks-Parts only

\$35,652.73

Est. Project Start Date: _____

Bond Required: _____

Purchase Order #: _____

Est. Project Completion Date: _____

Contract Required: _____

Additional Details: _____

SHIP TO CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

BILLING CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

INSTALLATION CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

END USER (OWNER) CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

PLEASE RETURN ALL PAGES OF THIS QUOTE UPON ORDERING

webuildfun, Inc. Terms and Conditions

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. Webuildfun, Inc. objects to any other terms proposed by the Customer, in writing or otherwise as material alterations, and all such proposed terms shall be void

Payments will be made to webuildfun, Inc., PO Box 29, Allen, TX 75013 unless notified otherwise by webuildfun, Inc. in writing. Orders will not be placed until down payment is received when applicable. Purchase orders are accepted and will be evaluated by webuildfun to determine if other terms are negotiable with approved credit. Sales Representative are not authorized to approve terms. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificated to webuildfun, Inc. and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies, and other impositions on the equipment at owner's expense.

Prices reflected on quote assumes all site work to be done by others unless noted above. This Includes items like site preparation, grading work, drainage, construction fencing, concrete borders, and site restoration. All drainage within the playground border and away from the play area and play area borders will be provided by the Customer unless noted above. No bond or special insurance coverage is Included unless noted above. All additional services will be quoted by request only. webuildfun, Inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc provided the original installation. In the event rock is encountered, additional charges may be assessed.

It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line located from 811 at the owner's request. webuildfun, Inc. will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc will not be responsible for damage to unmarked utilities.

Prices are guaranteed for 30 days from the date listed on the quote. Shipping terms are FOB Origin (place of shipment) via common carrier designated by manufacturer. Customer authorizes webuildfun, Inc. to order and ship the equipment and agrees to pay webuildfun, Inc. the total amount specified. Customer will be responsible for receiving all merchandise from the truck unless otherwise specified.

- 1. Default, Remedies & Delinquency Charges.** The Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Even of Default, webuildfun, Inc. shall have all remedies available to it at law or equity, Including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with webuildfun, Inc. to accomplish its filing and enforcement of mechanic's or other liens with respect to the equipment or its location or its repossession of the equipment, and Customer expressly waives all rights to possess the equipment after an event of default. All Remedies are cumulative and not alternative, and no exercise by webuildfun, Inc. of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorney's fees plus any costs of collections Incurred by webuildfun, Inc. enforcing its rights hereunder. Subject to any limitation under law, the Customer shall pay to webuildfun, Inc. as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by webuildfun, Inc. within ten (10) days after the date on which due.
- 2. Use & Maintenance.** Customer agrees to regularly inspect and maintain the equipment and to provide, inspect and maintain appropriate safety surfacing under and around the equipment, in accordance with ASTM standards and the current Consumer Product Safety Commission Handbook for Public Playground Safety.
- 3. Limitations of Warranty/ Indemnity for Miracle Recreation Products.** Miracle Recreation Equipment Company (MREC) makes no equipment warranties except for those standard warranties issued with the equipment, which are Incorporated herein by this reference. MREC specifically disclaims and implied warranty of merchantability or fitness for a particular purpose and any liability for Incidental or consequential damages. To the extent allowable under law, Customer agrees to defend, indemnify and save MREC and webuildfun, Inc. harmless from all claims or any kind for damages of any kind arising out of Customers alteration of the equipment, its failure to maintain the equipment, its failure to properly supervise equipment, or its failure to provide and maintain appropriate types and depths of safety surfacing beneath and around the equipment in accordance with MREC's installation and owner's manuals and the most current consumer product safety commission handbook for public playground safety.
- 4. Restrictions.** Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the equipment to be levied upon or attached under any legal process; (ii) transfer title to the equipment or any Customer's rights therein; or (iii) remove or permit the removal of the equipment to any location not specified in this quote.
- 5. Purchase Money Security Interest.** The Customer hereby grants, pledges, and assigns to webuildfun, Inc. and webuildfun, Inc. hereby reserves a purchase money security interest in, the equipment to secure the payment and performance in full of all o Customer's obligations hereunder. The Customer agrees that webuildfun, Inc may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior interest in the equipment.
- 6. Choice of Law and Jurisdiction.** All agreements between Customer and webuildfun, Inc. shall be interpreted, and the parties' obligations shall be governed by the laws of the state of Texas without reference to its choice of law provisions. The Customer hereby consents to the personal jurisdiction of the state and federal courts located in the county of Collin, Texas.
- 7. Title; Risk of Loss; Insurance.** Title to equipment shall pass to the Customer upon shipment. Customer assumes all risk of loss or destruction of or damage to the equipment by reason of theft, fire, water, or any other cause, an in the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the equipment against all such losses and casualties.
- 8. Waiver, Invalidity.** Webuildfun, Inc. may waive a default hereunder, or under any invoice or other agreement between the Customer and webuildfun, Inc. or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by webuildfun, Inc. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights to webuildfun, Inc. hereunder or under any invoice. The invalidity of any portion of this quote shall not affect the force and effect of the remaining valid portions hereof.
- 9. Entire Agreement; amendment; Blding nature.** This fully executed quote, as supplemented by change orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A change order is a written instrument signed by the Customer and webuildfun, Inc. stating their agreement as to any amendment in the terms of this quote. The Customer acknowledges that change orders may result in delays and additional costs. The parties agree that all change orders shall Include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this quote shall be binding upon and inure to the benefit of the parties and the successors and assigns.
- 10. Counterparts, Electronic Transmission.** This Quote, any invoice, and any other agreement between parties may be executed in counterparts, each of which shall constitute an original. Electronic signatures and electronic transmission are acceptable to both the Customer and to webuildfun, Inc.

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEXINGTON OAKS DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of Lexington Oaks Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Rick Carroll, William Palermo, Scott A. Carlson, Terry Bechtel and Butch Straber.

Section 2. The term of office for each member of the Board is as follows:

Seat 1	Supervisor Carroll	Expires 2028
Seat 2	Supervisor Palermo	Expires 2028
Seat 3	Supervisor Carlson	Expires 2026
Seat 4	Supervisor Bechtel	Expires 2026
Seat 5	Supervisor Straber	Expires 2028

Section 3. Seat 3, currently held by Scott A. Carlson, Seat 4, currently held by Terry Bechtel are scheduled for the General Election on November 10, 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 18th DAY OF DECEMBER, 2025.

ATTEST:

**LEXINGTON OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Mark Vega
Secretary/Assistant Secretary

Rick Carroll
Chairman/Vice Chairman

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE LEXINGTON OAKS COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Lexington Oaks Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 18th day of December, 2025

Rick Carroll
Chairman

Mark Vega
Assistant Secretary

**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, November 20, 2025 at 6:32 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
William Palermo	Assistant Secretary

Also presents were:

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

FIRST ORDER OF BUSINESS

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

Tom Burt commented regarding landscape issues behind his home at 5501 Cannonade (near the Crunch side).
Marylou Sherlin, Risen Star Drive, provided comments.

FOURTH ORDER OF BUSINESS

Items for Consideration, Additions, Deletions

On MOTION by Mr. Straber, seconded by Mr. Carroll with all in favor, the additions and deletions to the agenda were approved.
5-0

FIFTH ORDER OF BUSINESS

Staff Report

A. Accounting Staff Report

Board discussion ensued on dumpster charges in the financials. Dumpster use will be discussed at the workshop.

B. Field Inspection Report

Mr. Wilhelmi reported a landscape walkthrough is scheduled for December 10, 2025, at 9:20 a.m. Mr. Straber will attend the walkthrough on behalf of the District.

Yellowstone items discussed: proposal #619288, in the amount of \$7,102.50, will be presented at the December meeting; installation is scheduled for March.

Proposal #624973 requires a better description and photo.

C. Engineer's Report

Basketball agreement will be ready for signature after legal review..

D. Counsel's Report

A January Rules and Procedures presentation will be prepared by Ms. Sousa.

Ms. Sousa will follow up on the letter regarding the CDD wall work to the resident.

E. Site Manager's Report

Sidewalk work has commenced.

FLP is installing holiday lights this weekend.

An updated proposal from Miller Recreation for playground improvements was presented.

F. District Manager's Report

Mr. Vega stated a Resolution for the FY2026 General Election to the Supervisor of Elections will be placed at the December meeting.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Mainline Repair Proposal

This work has been completed.

B. Ratification of FY2025 Audit Engagement Letter

On MOTION by Mr. Bechtel, seconded by Mr. Straber with all in favor, the FY2025 Audit Engagement Letter was ratified. 5-0

C.

D. Consideration of accepting Inframark

On MOTION by Mr. Carroll, seconded by Mr. Straber to accept Inframark's New Agreement to include two months of free district management services and designate Mark Vega to be Lexington Oaks CDD District Manager, Motion retracted by Mr. Carroll to be discussed at the December Workshop.

The Board discussed the project, including what still needs to be completed and what item the District is currently waiting for before moving forward.

The motion was subsequently retracted. Direction was given to provide an updated agreement with the services addendum for further Board review.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of October 16, 2025 Meeting

B. Review of the September 2025 Financials

On MOTION by Mr. Bechtel, seconded by Mr. Palermo, with all in favor, the Consent Agenda was approved. 5-0

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Bechtel and Mr. Palermo had no comments.

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 8:19 pm.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at .24% of the annual budget. 0% of special assessments have been collected through October.
- ▶ Total expenditures are at approximately 27.04% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
<u>Administration</u>				
ProfServ-Trustee Fees	\$6,914	\$7,323	94%	U.S. Bank - trustee fees for FY 2026.
Insurance-General Liability	\$17,183	\$17,607	98%	EGIS Insurance Advisors - premium paid for FY 2026.
<u>Field</u>				
Insurance-Property	\$31,060	\$33,647	92%	EGIS Insurance Advisors - premium paid for FY 2026.
R&M-Irrigation	\$3,586	\$30,000	12%	Ballenger Landcare - irrigation repairs \$3,256; other miscellaneous repairs.
<u>Utilities</u>				
Contracts-Solid Waste Service	\$408	\$1,735	24%	Waste Connections of FL - services for solid waste.
<u>Parks and Recreation</u>				
Workers Compensation	\$4,395	\$8,490	52%	EGIS Insurance Advisors - premium paid for FY 2026.
R&M-Clubhouse	\$4,401	\$20,000	22%	Advanced Energy Solutions - repair electrical devices and panels \$3,706; other miscellaneous supplies and repairs.
R&M-Pools	\$4,672	\$15,000	31%	Brennick Brothers - repair pool heater, installed air bleeders \$4,372; Cooper Pools - install separation tank \$300; other miscellaneous supplies and repairs.
Holiday Lighting & Decorations	\$5,167	\$6,000	86%	FLP - lighting and holiday decorations.
<u>Reserves</u>				
Reserve - Boundary Walls/Fences/Monuments	\$67,592	\$20,000	338%	Superior Sealers - barrier wall repair.

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

LEXINGTON OAKS
Community Development District

Financial Report

October 31, 2025

Prepared by:



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LEXINGTON OAKS

Community Development District

Financial Statements

(Unaudited)

October 31, 2025

Balance Sheet
October 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FUND - HAWTHORNE GATE</u>	<u>GENERAL FUND - PREAKNESS GATE</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>					
Cash - Checking Account	\$ 943,109	\$ -	\$ -	\$ -	\$ 943,109
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	121,271	196,264	17,264	334,799
Investments:					
Money Market Account	141,723	-	-	-	141,723
Prepayment Account A	-	-	-	2,305	2,305
Prepayment Account B	-	-	-	40	40
Reserve Fund A	-	-	-	23,353	23,353
Reserve Fund B	-	-	-	12,245	12,245
Revenue Fund A	-	-	-	36,245	36,245
Revenue Fund B	-	-	-	7,812	7,812
Utility Deposits - TECO	855	-	-	-	855
TOTAL ASSETS	\$ 1,087,946	\$ 121,271	\$ 196,264	\$ 99,264	\$ 1,504,745
<u>LIABILITIES</u>					
Accounts Payable	\$ 25,212	\$ 440	\$ -	\$ -	\$ 25,652
Accrued Expenses	3,656	-	-	-	3,656
Sales Tax Payable	48	4	-	-	52
Deposits	500	-	-	-	500
Due To Other Funds	334,799	-	-	-	334,799
TOTAL LIABILITIES	364,215	444	-	-	364,659

Balance Sheet

October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
FUND BALANCES					
Nonspendable:					
Deposits	855	-	-	-	855
Restricted for:					
Debt Service	-	-	-	99,264	99,264
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:	273,763	31,535	36,606	-	341,904
TOTAL FUND BALANCES	\$ 802,919	\$ 120,827	\$ 196,264	\$ 99,264	\$ 1,219,274
TOTAL LIABILITIES & FUND BALANCES	\$ 1,087,946	\$ 121,271	\$ 196,264	\$ 99,264	\$ 1,504,745

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ 70,000	\$ 5,837	\$ 3,496	\$ (2,341)	4.99%	\$ 3,496
Room Rentals	20,000	1,663	752	(911)	3.76%	752
Interest - Tax Collector	2,234	188	-	(188)	0.00%	-
Special Assmnts- Tax Collector	1,845,499	-	-	-	0.00%	-
Special Assmnts- Discounts	(73,820)	-	-	-	0.00%	-
Other Miscellaneous Revenues	20,000	1,667	287	(1,380)	1.44%	287
TOTAL REVENUES	1,883,913	9,355	4,535	(4,820)	0.24%	4,535

EXPENDITURES
Administration

P/R-Board of Supervisors	24,000	2,000	2,800	(800)	11.67%	2,800
Payroll-Other	4,200	350	755	(405)	17.98%	755
FICA Taxes	2,157	180	214	(34)	9.92%	214
Unemployment Compensation	30	3	3	-	10.00%	3
ProfServ-Arbitrage Rebate	1,700	1,700	-	1,700	0.00%	-
ProfServ-Dissemination Agent	1,000	83	-	83	0.00%	-
ProfServ-Engineering	20,000	1,667	600	1,067	3.00%	600
ProfServ-Legal Services	30,000	2,500	-	2,500	0.00%	-
ProfServ-Mgmt Consulting	65,180	5,439	5,274	165	8.09%	5,274
ProfServ-Property Appraiser	150	150	-	150	0.00%	-
ProfServ-Special Assessment	13,310	13,310	-	13,310	0.00%	-
ProfServ-Trustee Fees	7,323	7,323	6,914	409	94.41%	6,914
ProfServ-Web Site Development	2,000	167	-	167	0.00%	-
Auditing Services	7,500	-	-	-	0.00%	-
Contract-Website Hosting	1,553	129	-	129	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
Website Compliance	1,520	127	-	127	0.00%	-
Postage and Freight	800	67	98	(31)	12.25%	98
Insurance - General Liability	17,607	17,607	17,183	424	97.59%	17,183
Printing and Binding	800	74	-	74	0.00%	-
Legal Advertising	2,000	167	92	75	4.60%	92
Misc-Bank Charges	1,100	92	-	92	0.00%	-
Misc-Property Taxes	2,000	-	-	-	0.00%	-
Misc-Assessment Collection Cost	36,910	-	-	-	0.00%	-
Misc-County Tax Bill	4,267	-	-	-	0.00%	-
Office Supplies	250	21	-	21	0.00%	-
Annual District Filing Fee	175	175	-	175	0.00%	-
Total Administration	247,532	53,331	33,933	19,398	13.71%	33,933
<u>Flood Control/Stormwater Mgmt</u>						
Contracts-Lake and Wetland	24,600	2,050	2,050	-	8.33%	2,050
R&M-Lake	3,000	250	-	250	0.00%	-
R&M-Mitigation	2,500	208	-	208	0.00%	-
Total Flood Control/Stormwater Mgmt	30,100	2,508	2,050	458	6.81%	2,050
<u>Field</u>						
Contracts-Landscape	204,974	17,083	17,081	2	8.33%	17,081
Contracts-Irrigation	25,272	2,106	-	2,106	0.00%	-
Insurance - Property	33,647	33,647	31,060	2,587	92.31%	31,060
R&M-Entry Feature	8,000	667	-	667	0.00%	-
R&M-Irrigation	30,000	2,500	3,586	(1,086)	11.95%	3,586
R&M-Mulch	22,040	1,837	-	1,837	0.00%	-
R&M-Plant Replacement	60,000	5,000	-	5,000	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
R&M-Sidewalk Cleaning	12,000	1,000	-	1,000	0.00%	-
R&M-Annals	26,250	2,188	-	2,188	0.00%	-
R&M-Tree Replacement	10,000	837	-	837	0.00%	-
R&M-Tree Removal	65,000	5,417	-	5,417	0.00%	-
Misc-Contingency	150,000	12,500	-	12,500	0.00%	-
Capital Improvements	100,000	8,333	-	8,333	0.00%	-
Total Field	747,183	93,115	51,727	41,388	6.92%	51,727
<u>Utilities</u>						
Contracts-Solid Waste Services	1,735	145	408	(263)	23.52%	408
Communication - Teleph - Field	8,400	700	330	370	3.93%	330
Electricity - General	160,000	13,333	12,430	903	7.77%	12,430
Utility - Gas	50,000	4,167	123	4,044	0.25%	123
Utility - Water & Sewer	20,000	1,667	4,117	(2,450)	20.59%	4,117
Total Utilities	240,135	20,012	17,408	2,604	7.25%	17,408
<u>Parks and Recreation</u>						
Payroll-Salaries	120,000	10,000	12,605	(2,605)	10.50%	12,605
Payroll-Site Manager	75,289	6,275	8,603	(2,328)	11.43%	8,603
FICA Taxes	14,584	1,219	1,622	(403)	11.12%	1,622
Workers' Compensation	8,490	2,122	4,395	(2,273)	51.77%	4,395
Unemployment Compensation	200	17	-	17	0.00%	-
Contracts-Pools	45,000	3,750	-	3,750	0.00%	-
Contracts-Security Alarms	1,000	87	818	(731)	81.80%	818
Contracts-Sheriff	15,000	1,250	-	1,250	0.00%	-
Security Monitoring Services	9,000	750	-	750	0.00%	-
R&M-Clubhouse	20,000	1,674	4,401	(2,727)	22.01%	4,401
R&M-Parks	5,000	417	214	203	4.28%	214

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
R&M-Pools	15,000	1,250	4,672	(3,422)	31.15%	4,672
R&M-Fitness Center	10,000	833	2,676	(1,843)	26.76%	2,676
Misc-Property Taxes	1,400	-	-	-	0.00%	-
Security Enhancements	5,000	417	-	417	0.00%	-
Holiday Lighting & Decorations	6,000	500	5,167	(4,667)	86.12%	5,167
Op Supplies - Clubhouse	18,000	1,500	2,795	(1,295)	15.53%	2,795
Total Parks and Recreation	368,963	32,061	47,968	(15,907)	13.00%	47,968
<u>Reserves</u>						
R&M-Boundary Walls/Fences/Monuments	20,000	20,000	67,592	(47,592)	337.96%	67,592
Reserve - Clubhouse	15,000	15,000	-	15,000	0.00%	-
Reserve - Fitness Center	10,000	10,000	-	10,000	0.00%	-
Reserve - Landscaping	30,000	30,000	-	30,000	0.00%	-
Reserve - Parks	30,000	30,000	-	30,000	0.00%	-
Reserve - Pool	25,000	25,000	-	25,000	0.00%	-
Reserve-Ponds & Drainage	100,000	100,000	-	100,000	0.00%	-
Reserve-Sidewalks & Irrigation	20,000	20,000	-	20,000	0.00%	-
Total Reserves	250,000	250,000	67,592	182,408	27.04%	67,592
TOTAL EXPENDITURES & RESERVES	1,883,913	451,027	220,678	230,349	11.71%	220,678
Excess (deficiency) of revenues						
Over (under) expenditures	-	(441,672)	(216,143)	225,529	0.00%	(216,143)
Net change in fund balance	\$ -	\$ (441,672)	\$ (216,143)	\$ 225,529	0.00%	\$ (216,143)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,019,062	1,019,062	1,019,062			
FUND BALANCE, ENDING	\$ 1,019,062	\$ 577,390	\$ 802,919			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ 100	\$ 8	\$ -	\$ (8)	0.00%	\$ -
Special Assmnts- Tax Collector	27,949	-	-	-	0.00%	-
Special Assmnts- Discounts	(1,118)	-	-	-	0.00%	-
Gate Bar Code/Remotes	300	25	66	41	22.00%	66
TOTAL REVENUES	27,231	33	66	33	0.24%	66
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	517	-	-	-	0.00%	-
Total Administration	517	-	-	-	0.00%	-
<u>Gatehouse</u>						
Communication - Telephone	600	50	-	50	0.00%	-
Electricity - Gate	550	46	50	(4)	9.09%	50
R&M-Gate	3,064	255	340	(85)	11.10%	340
Total Gatehouse	4,214	351	390	(39)	9.25%	390
<u>Reserves</u>						
Reserve - Gate	3,500	3,500	-	3,500	0.00%	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	-
Total Reserves	22,500	22,500	-	22,500	0.00%	-
TOTAL EXPENDITURES & RESERVES	27,231	22,851	390	22,461	1.43%	390

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	-	(22,818)	(324)	22,494	0.00%	(324)
Net change in fund balance	\$ -	\$ (22,818)	\$ (324)	\$ 22,494	0.00%	\$ (324)
FUND BALANCE, BEGINNING (OCT 1, 2025)	121,151	121,151	121,151			
FUND BALANCE, ENDING	\$ 121,151	\$ 98,333	\$ 120,827			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ 500	\$ 42	\$ -	\$ (42)	0.00%	\$ -
Special Assmnts- Tax Collector	47,935	-	-	-	0.00%	-
Special Assmnts- Discounts	(1,917)	-	-	-	0.00%	-
Gate Bar Code/Remotes	200	17	-	(17)	0.00%	-
TOTAL REVENUES	46,718	59	-	(59)	0.00%	-
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	917	-	-	-	0.00%	-
Total Administration	917	-	-	-	0.00%	-
<u>Gatehouse</u>						
Communication - Telephone	691	58	-	58	0.00%	-
Electricity - Gate	690	58	51	7	7.39%	51
R&M-Gate	2,420	202	-	202	0.00%	-
Total Gatehouse	3,801	318	51	267	1.34%	51
<u>Reserves</u>						
Reserve - Gate	4,000	4,000	-	4,000	0.00%	-
Reserve - Roadways	32,000	32,000	-	32,000	0.00%	-
Reserve - Sidewalks	6,000	6,000	-	6,000	0.00%	-
Total Reserves	42,000	42,000	-	42,000	0.00%	-
TOTAL EXPENDITURES & RESERVES	46,718	42,318	51	42,267	0.11%	51

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	-	(42,259)	(51)	42,208	0.00%	(51)
Net change in fund balance	\$ -	\$ (42,259)	\$ (51)	\$ 42,208	0.00%	\$ (51)
FUND BALANCE, BEGINNING (OCT 1, 2025)	196,315	196,315	196,315			
FUND BALANCE, ENDING	\$ 196,315	\$ 154,056	\$ 196,264			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 273	\$ 273	0.00%	\$ 274
Special Assmnts- Tax Collector	379,124	-	-	-	0.00%	-
Special Assmnts- Discounts	(15,165)	-	-	-	0.00%	-
TOTAL REVENUES	363,959	-	273	273	0.08%	274
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	7,582	-	-	-	0.00%	-
Total Administration	7,582	-	-	-	0.00%	-
<u>Debt Service</u>						
Debt Retirement Series A	199,180	-	-	-	0.00%	-
Debt Retirement Series B	111,900	-	-	-	0.00%	-
Interest Expense Series A	32,327	-	-	-	0.00%	-
Interest Expense Series B	9,518	-	-	-	0.00%	-
Total Debt Service	352,925	-	-	-	0.00%	-
TOTAL EXPENDITURES	360,507	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	3,452	-	273	273	7.91%	274

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	3,452	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	3,452	-	-	-	0.00%	-
Net change in fund balance	\$ 3,452	\$ -	\$ 273	\$ 273	7.91%	\$ 274
FUND BALANCE, BEGINNING (OCT 1, 2025)	98,991	-	98,991			
FUND BALANCE, ENDING	\$ 102,443	\$ -	\$ 99,264			

LEXINGTON OAKS

Community Development District

Supporting Schedules

October 31, 2025

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

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL			
													Actual Thru 10/31/2025	FY2026 Total	Adopted Budget	% of Budget
Revenues																
Interest - Investments	\$ 3,496	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ (5,692)	\$ 67,659	\$ 70,000	97%
Room Rentals	752	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	752	19,089	20,000	95%
Interest - Tax Collector	-	186	186	186	186	186	186	186	186	186	186	186	-	2,046	2,234	92%
Special Assmnts- Tax Collector	-	397,115	1,237,527	40,047	83,119	32,167	35,048	4,961	15,515	-	-	-	-	1,845,499	1,845,499	100%
Special Assmnts- Discounts	-	(16,533)	(51,393)	(2,786)	(2,611)	(497)	-	-	-	-	-	-	-	(73,820)	(73,820)	100%
Other Miscellaneous Revenues	287	1,673	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	287	18,620	20,000	93%
Total Revenues	4,535	389,941	1,195,486	46,613	89,860	41,022	44,400	14,313	24,867	9,352	9,352	9,352	(4,653)	1,879,093	1,883,913	100%
Expenditures																
Administrative																
P/R-Board of Supervisors	2,800	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,800	24,800	24,000	103%
Payroll-Other	755	350	350	350	350	350	350	350	350	350	350	350	755	4,605	4,200	110%
FICA Taxes	214	180	180	180	180	180	180	180	180	180	180	180	214	2,194	2,157	102%
Unemployment Compensation	3	3	3	3	3	3	3	3	3	3	3	3	3	36	30	120%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,700	0%
ProfServ-Dissemination Agent	-	83	83	83	83	83	83	83	83	83	83	83	-	913	1,000	91%
ProfServ-Engineering	600	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	600	18,937	20,000	95%
ProfServ-Legal Services	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	27,500	30,000	92%
ProfServ-Mgmt Consulting	5,274	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,274	65,015	65,180	100%
ProfServ-Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
ProfServ-Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,310	0%
ProfServ-Trustee Fees	6,914	-	-	-	-	-	-	-	-	-	-	-	6,914	6,914	7,323	94%
ProfServ-Web Site Development	-	167	167	167	167	167	167	167	167	167	167	167	-	1,837	2,000	92%
Auditing Services	-	-	3,750	-	-	3,750	-	-	-	-	-	-	-	7,500	7,500	100%
Contract-Website Hosting	-	129	129	129	129	129	129	129	129	129	129	129	-	1,419	1,553	91%
Website Compliance	-	127	127	127	127	127	127	127	127	127	127	127	-	1,397	1,520	92%
Postage and Freight	98	73	66	66	66	66	66	66	66	66	66	66	98	831	800	104%
Insurance - General Liability	17,183	-	-	-	-	-	-	-	-	-	-	-	17,183	17,183	17,607	98%
Printing and Binding	-	66	66	66	66	66	66	66	66	66	66	66	-	726	800	91%
Legal Advertising	92	167	167	167	167	167	167	167	167	167	167	167	92	1,929	2,000	96%
Misc-Bank Charges	-	92	92	92	92	92	92	92	92	92	92	92	-	1,012	1,100	92%
Misc-Property Taxes	-	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000	2,000	100%
Misc-Assessment Collection Cost	-	7,742	24,551	1,001	1,462	897	701	356	199	-	-	-	-	36,909	36,910	100%
Misc-County Tax Bill	-	4,267	-	-	-	-	-	-	-	-	-	-	-	4,267	4,267	100%
Office Supplies	-	21	21	21	21	21	21	21	21	21	21	21	-	231	250	92%
Annual District Filing Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	175	0%
Total Administrative	33,933	27,065	41,350	14,050	14,511	17,696	13,750	13,405	13,248	13,049	13,049	13,049	33,933	228,155	247,532	92%

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

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL			
													Actual Thru 10/31/2025	FY2026 Total	Adopted Budget	% of Budget
<u>Flood Control/Stormwater Mgmt</u>																
Contracts-Lake and Wetland	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	24,600	24,600	100%
R&M-Lake	-	250	250	250	250	250	250	250	250	250	250	250	-	2,750	3,000	92%
R&M-Mitigation	-	208	208	208	208	208	208	208	208	208	208	208	-	2,288	2,500	92%
Total Flood Control/Stormwater Mgmt	2,050	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,050	29,638	30,100	98%
<u>Field</u>																
Contracts-Landscape	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	204,972	204,974	100%
Contracts-Irrigation	-	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	-	23,166	25,272	92%
Insurance - Property	31,060	-	-	-	-	-	-	-	-	-	-	-	31,060	31,060	33,647	92%
R&M-Entry Feature	-	667	667	667	667	667	667	667	667	667	667	667	-	7,337	8,000	92%
R&M-Irrigation	3,586	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	3,586	31,086	30,000	104%
R&M-Mulch	-	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	-	20,207	22,040	92%
R&M-Plant Replacement	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-	55,000	60,000	92%
R&M-Sidewalk Cleaning	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	11,000	12,000	92%
R&M-Annals	-	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	-	24,068	26,250	92%
R&M-Tree Replacement	-	833	833	833	833	833	833	833	833	833	833	833	-	9,163	10,000	92%
R&M-Tree Removal	-	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	-	59,587	65,000	92%
Misc-Contingency	-	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	-	137,500	150,000	92%
Capital Improvements	-	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	-	91,663	100,000	92%
Total Field	51,727	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	51,727	705,809	747,183	94%
<u>Utilities</u>																
Contracts-Solid Waste Services	408	145	145	145	145	145	145	145	145	145	145	145	408	2,003	1,735	115%
Communication - Teleph - Field	330	700	700	700	700	700	700	700	700	700	700	700	330	8,030	8,400	96%
Electricity - General	12,430	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	12,430	159,093	160,000	99%
Utility - Gas	123	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	123	45,960	50,000	92%
Utility - Water & Sewer	4,117	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	4,117	22,454	20,000	112%
Total Utilities	17,408	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	17,408	237,540	240,135	99%
<u>Parks and Recreation</u>																
Payroll-Salaries	12,605	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	12,605	122,605	120,000	102%
Payroll-Site Manager	8,603	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	8,603	77,617	75,289	103%
FICA Taxes	1,622	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,622	14,987	14,584	103%
Workers' Compensation	4,395	-	-	2,123	-	2,123	-	-	2,123	-	-	-	4,395	10,764	8,490	127%
Unemployment Compensation	-	17	17	17	17	17	17	17	17	17	17	17	-	187	200	94%
Contracts-Pools	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	41,250	45,000	92%

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

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL			
													Actual Thru 10/31/2025	FY2026 Total	Adopted Budget	% of Budget
Contracts-Security Alarms	818	83	83	83	83	83	83	83	83	83	83	83	818	1,731	1,000	173%
Contracts-Sheriff	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	13,750	15,000	92%
Security Monitoring Services	-	750	750	750	750	750	750	750	750	750	750	750	-	8,250	9,000	92%
R&M-Clubhouse	4,401	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	4,401	22,727	20,000	114%
R&M-Parks	214	417	417	417	417	417	417	417	417	417	417	417	214	4,801	5,000	96%
R&M-Pools	4,672	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	4,672	18,422	15,000	123%
R&M-Fitness Center	2,676	833	833	833	833	833	833	833	833	833	833	833	2,676	11,839	10,000	118%
Misc-Property Taxes	-	1,400	-	-	-	-	-	-	-	-	-	-	-	1,400	1,400	100%
Security Enhancements	-	417	417	417	417	417	417	417	417	417	417	417	-	4,587	5,000	92%
Holiday Lighting & Decorations	5,167	500	500	500	500	500	500	500	500	500	500	500	5,167	10,667	6,000	178%
Op Supplies - Clubhouse	2,795	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	2,795	19,295	18,000	107%
Total Parks and Recreation	47,968	31,322	29,922	32,045	29,922	32,045	29,922	29,922	32,045	29,922	29,922	29,922	47,968	384,879	368,963	104%
Total Expenditures	153,086	140,369	153,254	128,077	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	153,086	1,586,021	1,633,913	97%
Reserves																
R&M-Boundary Walls/Fences/Monuments	67,592	-	-	-	-	-	-	-	-	-	-	-	67,592	67,592	20,000	338%
Reserve - Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Reserve - Fitness Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Reserve - Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
Reserve - Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
Reserve - Pool	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	0%
Reserve-Ponds & Drainage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	0%
Reserve-Sidewalks & Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Total Reserves	67,592	-	-	-	-	-	-	-	-	-	-	-	67,592	67,592	250,000	27%
Total Expenditures & Reserves	220,678	140,369	153,254	128,077	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	220,678	1,653,613	1,883,913	88%
Excess (deficiency) of revenues Over (under) expenditures	\$ (216,143)	\$ 249,572	\$ 1,042,232	\$ (81,464)	\$ (36,555)	\$ (90,701)	\$ (81,254)	\$ (110,996)	\$ (102,408)	\$ (115,601)	\$ (115,601)	\$ (115,601)	(225,331)	225,480	-	0%
Fund Balance, Beginning (Oct 1, 2025)													1,019,062	1,019,062	1,019,062	
Fund Balance, Ending													\$ 793,731	\$ 1,244,542	\$ 1,019,062	

Cash and Investment Report
October 31, 2025
GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Account Number</u>	<u>Maturity</u>	<u>APY</u>	<u>Balance</u>
Public Funds Now	Truist Bank	5579	n/a	0.01%	\$ 15,304
Government Interest Checking	Valley National Bank	0201	n/a	4.07%	\$ 927,805
Subtotal					<u>\$ 943,109</u>
Public Funds Money Market Account	BankUnited	8441	n/a	4.07%	\$ 141,723
GF Subtotal					<u>\$ 1,084,833</u>

DEBT SERVICE FUNDS

<u>Account Name</u>	<u>Bank Name</u>	<u>Account Number</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Prepayment Fund A	US Bank	8003	n/a	3.75%	2,305
Series 2021 Prepayment Fund B	US Bank	6003	n/a	3.75%	40
Series 2021 Reserve Fund A	US Bank	8005	n/a	3.75%	23,353
Series 2021 Reserve Fund B	US Bank	6005	n/a	3.75%	12,245
Series 2021 Revenue Fund A	US Bank	8000	n/a	3.75%	36,245
Series 2021 Revenue Fund B	US Bank	6000	n/a	3.75%	7,812
Subtotal					<u>\$ 82,000</u>
Grand Total					<u><u>\$ 1,166,833</u></u>

Bank Account Statement

Lexington Oaks CDD

Bank Account No. 0201
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101002 Balance	927,805.30	Statement Balance	971,880.21
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	971,880.21
Subtotal	927,805.30	Outstanding Checks	-44,074.91
Negative Adjustments	0.00	Ending Balance	927,805.30
Ending G/L Balance	927,805.30		

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. CHARTER	Check for Vendor V00092			-125.00
05/15/2025	Payment	300089	COMMUNICATION S	Inv: 1294149042825 ACH			-50.00
05/15/2025	Payment	300090	PASCO COUNTY UTILITIES SERVICE	Inv: 22286599 ACH			-37.80
05/15/2025	Payment	300091	PASCO COUNTY UTILITIES SERVICE	Inv: 22286600 ACH			-141.84
05/15/2025	Payment	300092	PASCO COUNTY UTILITIES SERVICE	Inv: 22285438 ACH			-1,633.00
05/15/2025	Payment	300093	PASCO COUNTY UTILITIES SERVICE	Inv: 22282723 ach			-37.44
06/01/2025	Payment	DD1249	TRUIST BANK	Payment of Invoice 018231			-1,663.71
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
09/30/2025	Payment	9842	DOMINGA PONCE	Payment of Invoice 018393			-300.00
10/27/2025	Payment	9850	VERIZON WIRELESS	Payment of Invoice 018434			-80.13
10/27/2025	Payment	100219	BALLENGER LANDCARE, INC	Inv: 409			-1,150.02
09/26/2025	Payment	300160	WASTE CONNECTIONS OF FL- ACH	Inv: 8425250W425-ACH			-408.64
10/03/2025	Payment	300165	CHARTER COMMUNICATION S	Inv: 294172050625-ach			-361.22
10/03/2025	Payment	300166	CHARTER COMMUNICATION S	Inv: 1294172060625-ACH			-359.54

Bank Account Statement

Lexington Oaks CDD

Bank Account No. 0201
Statement No. 10-25

Statement Date 10/31/2025

09/25/2025	Payment	300167	WASTE CONNECTIONS OF FL- ACH	Inv: 8425250W425	-408.64
10/29/2025	Payment	9852	NICOLE BOCK	Payment of Invoice 018439	-300.00
10/29/2025	Payment	9853	SUPERIOR SEALERS LLC	Payment of Invoice 018440	-33,796.00
Total Outstanding Checks					-44,074.91



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October 31, 2025
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9669 M0656DDA110125104112 03 000000000 41714 007



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: 10/01/25 - 10/31/25

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$1,098,485.82		\$73,495.69		\$200,101.30		\$971,880.21

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,098,485.82
10/01	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100205*2509 30*FEDEX\188810786 \144423168\1888107 86	-\$14.51		\$1,098,471.31
10/01	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100207*2509 30*ADVANCED ENERGY SOLUTIONS\1888107 88\144384804\18881	-\$356.40		\$1,098,114.91
10/01	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100202*2509 30*TIME ON TARGET PRO SECURITY L\188 810785\144423167\1	-\$5,710.72		\$1,092,404.19
10/02	ACH DEBIT ADP Tax ADP Tax 251002 RWF7W 100320A01	-\$1,620.43		\$1,090,783.76
10/02	ACH DEBIT ADP WAGE PAY WAGE PAY 251002 940336533706F7W	-\$5,797.23		\$1,084,986.53
10/02	CHECK 100201	-\$1,342.50		\$1,083,644.03
10/03	ACH DEBIT ADP Tax ADP Tax 251003 RWF7W 100321A02	-\$363.38		\$1,083,280.65
10/03	ACH DEBIT ADP WAGE PAY WAGE PAY 251003 935637867475F7W	-\$1,791.62		\$1,081,489.03
10/03	CHECK 9841	-\$80.11		\$1,081,408.92
10/03	CHECK 100199	-\$109.83		\$1,081,299.09





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/06	CHECK 9844	-\$5,167.07		\$1,076,132.02
10/07	CHECK 100203	-\$21.46		\$1,076,110.56
10/07	CHECK 9843	-\$300.00		\$1,075,810.56
10/07	CHECK 100204	-\$1,229.00		\$1,074,581.56
10/07	CHECK 9845	-\$33,795.99		\$1,040,785.57
10/08	CHECK 100208	-\$1,051.10		\$1,039,734.47
10/10	ACH DEBIT ADP PAYROLL FEES ADP FEES 251010 925939968556	-\$379.56		\$1,039,354.91
10/10	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100210*2510 09*FEDEX\189755105 \145508968\1897551 05	-\$14.11		\$1,039,340.80
10/10	ACH DEBIT WREC ELECTRIC 251010 0001265889	-\$44.25		\$1,039,296.55
10/10	ACH DEBIT WREC ELECTRIC 251010 0001265883	-\$50.49		\$1,039,246.06
10/10	ACH DEBIT WREC ELECTRIC 251010 0001265871	-\$51.24		\$1,039,194.82
10/10	ACH DEBIT WREC ELECTRIC 251010 0001265888	-\$364.44		\$1,038,830.38
10/10	ACH DEBIT WREC ELECTRIC 251010 0001265890	-\$381.22		\$1,038,449.16
10/10	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100211*2510 09*ADVANCED ENERGY SOLUTIONS\1897551 07\145466336\18975	-\$595.00		\$1,037,854.16
10/10	ACH DEBIT WREC ELECTRIC 251010 0001265863	-\$11,640.19		\$1,026,213.97
10/10	CHECK 9839	-\$500.00		\$1,025,713.97
10/14	ACH DEBIT SPECTRUM SPECTRUM 251014	-\$140.00		\$1,025,573.97
10/14	CHECK 9847	-\$73.50		\$1,025,500.47
10/14	CHECK 100206	-\$696.00		\$1,024,804.47
10/16	REMOTE DEPOSIT		\$70,000.00	\$1,094,804.47
10/16	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251016	-\$17.16		\$1,094,787.31
10/16	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251016	-\$179.49		\$1,094,607.82
10/16	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251016	-\$878.96		\$1,093,728.86
10/16	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251016	-\$3,040.90		\$1,090,687.96
10/16	ACH DEBIT ADP Tax ADP Tax 251016 RWF7W 101721A01	-\$1,691.55		\$1,088,996.41
10/16	ACH DEBIT ADP WAGE PAY WAGE PAY 251016 539098885740F7W	-\$6,014.95		\$1,082,981.46
10/17	ACH DEBIT SPECTRUM SPECTRUM 251017	-\$50.00		\$1,082,931.46
10/17	ACH DEBIT	-\$91.88		\$1,082,839.58





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/17	AVIDPAY SERVICE AVIDPAY REF*CK*100214*2510 16*BUSINESS OBSERV ER\190450286\14632 0389\190450286			
	ACH DEBIT	-\$808.60		\$1,082,030.98
10/17	AVIDPAY SERVICE AVIDPAY REF*CK*100215*2510 16*ADVANCED ENERGY SOLUTIONS\1904502 78\146278359\19045			
	ACH DEBIT	-\$88.67		\$1,081,942.31
10/17	FLA DEPT REVENUE C01 251017 236309920			
	CHECK 9846	-\$450.00		\$1,081,492.31
10/20	ACH DEBIT	-\$163.20		\$1,081,329.11
	ADP Tax ADP Tax 251020 RWF7W 102022A01			
10/20	ACH DEBIT	-\$698.80		\$1,080,630.31
	ADP WAGE PAY WAGE PAY 251020 352598236273F7W			
10/20	CHECK 100212	-\$7,003.76		\$1,073,626.55
10/20	RETURN DEPOSIT CHECK	-\$70,000.00		\$1,003,626.55
	REFER TO MAKER LEXINGTON OAKS			
10/21	CHECK 100209	-\$2,106.00		\$1,001,520.55
10/22	ACH DEBIT	-\$5,158.42		\$996,362.13
	TRUIST MC/VISA CCD CRDPMT 251020 80000104024			
10/23	ACH DEBIT	-\$123.47		\$996,238.66
	TECO/PEOPLE GAS UTILITYBIL 251023			
10/23	ACH DEBIT	-\$407.80		\$995,830.86
	WASTE CONNECTION WEB_PAY 251023			
10/24	ACH DEBIT	-\$189.78		\$995,641.08
	ADP PAYROLL FEES ADP FEES 251024 928840168325			
10/24	CHECK 100217	-\$17,081.00		\$978,560.08
10/27	ACH DEBIT	-\$419.97		\$978,140.11
	SPECTRUM SPECTRUM 251027			
10/28	ACH DEBIT	-\$53.13		\$978,086.98
	AVIDPAY SERVICE AVIDPAY REF*CK*100218*2510 27*FEDEX\191424608 \147433629\1914246 08			
10/28	CHECK 100216	-\$300.00		\$977,786.98
10/28	CHECK 100213	-\$600.00		\$977,186.98
10/29	ACH DEBIT	-\$110.00		\$977,076.98
	SPECTRUM SPECTRUM 251029			
10/29	CHECK 9848	-\$500.00		\$976,576.98
10/30	ACH DEBIT	-\$1,691.53		\$974,885.45
	ADP Tax ADP Tax 251030 RWF7W 103122A01			
10/30	ACH DEBIT	-\$6,014.97		\$968,870.48
	ADP WAGE PAY WAGE PAY 251030 632075819636F7W			
10/30	CHECK 9851	-\$300.00		\$968,570.48
10/31	ACH DEBIT	-\$185.96		\$968,384.52
	ADP PAYROLL FEES ADP FEES 251031 452566551680			





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

Account Number:
Statement Date:
Page :

XXXXXX0201
10/31/2025
4 of 7

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/31	INTEREST CREDIT		\$3,495.69	\$971,880.21
Ending Balance				\$971,880.21

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
10/10	9839	\$500.00	10/02	100201*	\$1,342.50
10/03	9841*	\$80.11	10/07	100203*	\$21.46
10/07	9843*	\$300.00	10/07	100204	\$1,229.00
10/06	9844	\$5,167.07	10/14	100206*	\$696.00
10/07	9845	\$33,795.99	10/08	100208*	\$1,051.10
10/17	9846	\$450.00	10/21	100209	\$2,106.00
10/14	9847	\$73.50	10/20	100212*	\$7,003.76
10/29	9848	\$500.00	10/28	100213	\$600.00
10/30	9851*	\$300.00	10/28	100216*	\$300.00
10/03	100199*	\$109.83	10/24	100217	\$17,081.00

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$1,028,972.00	Annual % Yield Earned	4.07%
Year-to-Date Interest Paid	\$58,195.76	Interest Paid	\$3,495.69

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00



Withlacoochee River Electric Cooperative (WREC)

Account no.	Meter no.	Member ID No.	Notes	Description/Address	Oct-25 9/23-10/23	Total
1265872	n/a	0158 737 011	Public Lighting	Public Lighting PL	\$ 8,627.69	\$ 8,627.69
1265875	48250181	0158 737 014	Clubhouse	26304 Lexington Oaks Blvd Cl	1,329.21	1,329.21
1265877	21396593	0158 737 016	Saratoga	War Admiral Dr N Entr	42.64	42.64
1265878	9346202	0158 737 017	Northampton	Spectacular Bid Dr N Entr	45.55	45.55
1265879	21396806	0158 737 018	Remington	Lexington Oaks Blvd Ent 33	48.45	48.45
1265880	23419059	0158 737 019	Pimlico	Gato Del Sol Ent-Gt	50.39	50.39
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	43.18	43.18
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	43.29	43.29
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	44.14	44.14
1265887	50187642	0158 737 026	Pool Heating	26304 Lexington Oaks Blvd	281.80	281.80
1265864	93039900	0158 737 002	DelMar	Affirmed Dr Ent 2	48.98	48.98
1265865	93039921	0158 737 003	Fairmount	Sea Hero Cir Ent 3	42.75	42.75
1265866	93039856	0158 737 004	Arlington	Seattle Slew Dr Ent 4	42.21	42.21
1265867	93039901	0158 737 005	Belmont	5439 Bold Venture Pl Ent 6	42.75	42.75
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.79	44.79
1265863	93040870	0158 737 001	Front Entrance	Lexington Oaks Blvd Sgn&Lt	599.60	599.60
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.07	43.07
Subtotal					\$ 11,420.49	\$ 11,420.49
1265888	40535597	0158 737 027	Fountain	26304 Lexington Oaks Blvd Fount	\$ 329.58	\$ 329.58
1265889	92695823	0158 737 028	Tennis Crts	War Admiral Dr Tn Cts	44.03	44.03
1265890	40534631	0158 737 029	Fitness Center	26304 Lexington Oaks Blvd	322.58	322.58
Total 001-543006-53903					\$ 12,116.68	\$ 12,116.68

Withlacoochee River Electricity- Hawthorne Gate

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	Total
1265883	33120623	0158 737 022	Hawthorne Entr	Spectacular Bid Dr Entry	\$ 49.09	\$ 49.09
002-543031-53904						

Withlacoochee River Electricity- Preakness Gate

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	Total
1265871	93039864	0158 737 010	Preakness Entr	Silver Charm Ter Ent #7	\$ 50.39	\$ 50.39
003-543031-53904						

Verizon Wireless

Account no.	Phone no.	Description	Description/Address	10/8-11/7	Total
820984375-00001	813-597-1288 / 813-486-3333	John Adams	John Adams		\$ -
001-541005-53903					

Spectrum Business

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/10-11/9	Total
8337 13 001 1295609				26304 Lexington Oaks Blvd Office/Fitness	\$ 110.00	\$ 110.00
001-541005-53903						

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/30-10/29	Total
8337 13 001 1294156				5844 War Admiral Dr, Apt Camera	\$ 140.00	\$ 140.00
001-541005-53903						

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/06-11/05	Total
8337 13 001 1294172				Comm Fitness - TV/Internet/Voice	\$ 419.97	\$ 419.97
001-541005-53903						

Account no. 8337 13 001 1307180 001-541005-53903 Subtotal	Meter no.	Member ID No.	Description	Description/Address 26723 Lexington Oaks Blvd	10/23-11/22	Total
					\$	-
					\$ 669.97	\$ 669.97

Spectrum Business

Account no. 8337 13 01 1294149 002-541003-53904	Meter no.	Member ID No.	Description	Description/Address 5442 Spectacular Bid Dr, GTHS	9/28-10/27	Total
					\$ 50.00	\$ 50.00

Account no. 8337 13 001 1684133 003-541003-53904	Meter no.	Member ID No.	Description	Description/Address 5443 Silver Charm Ter GTHS	10/03-11/2	Total
					\$	-

Pasco County Utilities Service

Account no. 0408090 0408095 0402235	13403643 12560928 09062139		Description 0408090 0408095 0402235	Description/Address 0 War Admiral Dr 5801 War Admiral 26304 Lexington Oaks Blvd	9/14-10/14	Total
					\$ 83.31 2,088.71 709.36	\$ 83.31 2,088.71 709.36

Pasco County Utilities Service

Account no. 0010320 Total 001-543021-53903	08404808		Description 0010320	Description/Address 26304 Lexington Oaks Blvd	9/16-10/16	Total
					\$ 2,881.38	\$ 2,881.38

TECO People Gas

Account no. 211008968748 001-543019-53903	ANX03059	211008968748	Description	Description/Address 26304 Lexington Oaks Blvd Customer Svc 813-228-1010	9/27-10/30	Total
					\$ 504.28	\$ 504.28

Spark Energy

Account no. 5100996699 001-543019-53903 Total			Description	Description/Address 26304 Lexington Oaks Blvd Customer Svc 888-425-9140	9/28-10/27	Total
					\$ 808.21	\$ 808.21
					\$ 1,312.49	\$ 1,312.49

Check Register Summary

DATE	CHECK NUMBERS	AMOUNT
6/01 - 6/30/24	9844 - 9853 100208 - 100219 300164 - 300184	\$204,452
TOTAL		\$204,452

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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 # 008117							
001	10/15/25	LEXINGTON OAKS CDD	10142025 5579	ISSUE CHECK FROM TRUIST TO INTEREST BEARING VALLEY	CHECK FROM 5579 TRUIST TO 0201 VALLEY	131000	\$70,000.00
Check Total							\$70,000.00
CHECK # 100208							
001	10/01/25	STRALEY ROBIN VERICKER	27180	GENERAL MATTERS THROUGH 8/31/25	LEGAL SVCS	531023-51401	\$1,051.10
Check Total							\$1,051.10
CHECK # 100209							
001	10/09/25	BALLENGER LANDCARE, INC	387	irrigation maintenance October 2025	irrigation expense	546041-53901	\$2,106.00
Check Total							\$2,106.00
CHECK # 100210							
001	10/09/25	FEDEX	9-002-05688	SERVICE FOR 9/17/25	POSTAGE	541006-51301	\$14.11
Check Total							\$14.11
CHECK # 100211							
001	10/09/25	ADVANCED ENERGY SOLUTIONS	12631	remove change pool panel as proposed	pool	546074-57201	\$595.00
Check Total							\$595.00
CHECK # 100212							
001	10/10/25	USBANK	7905588	trustee payment Oct 2025	trustee payment	531045-51301	\$336.72
001	10/10/25	USBANK	7905588	trustee payment Oct 2025	Trustee Fees Sep 25 - Aug 26	155100	\$3,703.91
001	10/10/25	USBANK	7904594	trustee bank fee October 2025	trustee	531045-51301	\$246.93
001	10/10/25	USBANK	7904594	trustee bank fee October 2025	TRUSTEE FEES Sep 25 - Aug 26	155000	\$2,716.20
Check Total							\$7,003.76
CHECK # 100213							
001	10/16/25	BRLETIC DVORAK, INC	2151	Engineering services Sept 2025	ENGINEERING SERVICE 5/1-5/22/2024	531013-51501	\$600.00
Check Total							\$600.00
CHECK # 100214							
001	10/16/25	BUSINESS OBSERVER	25-02212P	legal advertisement October 2025	legal	548002-51301	\$91.88
Check Total							\$91.88
CHECK # 100215							
001	10/16/25	ADVANCED ENERGY SOLUTIONS	12622	electrical services October 2025	expense	546015-57201	\$808.60
Check Total							\$808.60
CHECK # 100216							
001	10/16/25	COOPER POOLS INC	209	INSTALL DE SEPARATION TANK	R&M-Pools	546074-57201	\$300.00
Check Total							\$300.00
CHECK # 100217							
001	10/16/25	YELLOWSTONE LANDSCAPE	1012386	10/25 MONTHLY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$17,081.00
Check Total							\$17,081.00
CHECK # 100218							
001	10/27/25	FEDEX	9-019-75918	SERVICE FOR 9/30-10/2/25	POSTAGE	541006-51301	\$53.13
Check Total							\$53.13
CHECK # 100219							
001	10/27/25	BALLENGER LANDCARE, INC	409	Irrigation repair October 2025	irrigation repairs	546041-53901	\$1,150.02
Check Total							\$1,150.02

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300164							
001	10/03/25	CHARTER COMMUNICATIONS	1294172070625-ACH	ACCT# 8337130011294172 7/6-8/5/25	Communication - Teleph - Field	541005-53903	\$419.97
Check Total							\$419.97
CHECK # 300165							
001	10/03/25	CHARTER COMMUNICATIONS	294172050625-ACH	acct# 8337130011294172 5/6-6/5/25	Communication - Teleph - Field	541005-53903	\$361.22
Check Total							\$361.22
CHECK # 300166							
001	10/03/25	CHARTER COMMUNICATIONS	1294172060625-ACH	ACCT# 8337130011294172 6/6-7/5/25	Communication - Teleph - Field	541005-53903	\$359.54
Check Total							\$359.54
CHECK # 300168							
001	10/10/25	WITHLACOOCHEE RIVER	092625-5889-ACH	ACCT# 1265889 8/22-9/23/25	electric	543006-53903	\$44.25
Check Total							\$44.25
CHECK # 300171							
001	10/10/25	WITHLACOOCHEE RIVER	092625-5888-ACH	ACCT# 1265888 8/22-9/23/25	Electricity - General	543006-53903	\$364.44
Check Total							\$364.44
CHECK # 300172							
001	10/10/25	WITHLACOOCHEE RIVER	092625-5890-ACH	ACCT# 1265890 8/22-9/23/25	electric	543006-53903	\$381.22
Check Total							\$381.22
CHECK # 300173							
001	10/10/25	WITHLACOOCHEE RIVER	092625-8737-ACH	ACCT# 10158737 98/22-9/23/25	ACCT# 10158737 8/22-9/23/25	543006-53903	\$11,640.19
Check Total							\$11,640.19
CHECK # 300174							
001	10/22/25	TECO PEOPLE'S GAS- ACH	100125-8748-ACH	ACCT# 211008968748 8/30-9/29/25	Utility - Gas	543019-53903	\$123.47
Check Total							\$123.47
CHECK # 300175							
001	10/20/25	WASTE CONNECTIONS OF FL- ACH	8480309W425-ACH	waste collection OCT 2025	ACCT# 6425-009914	534039-53903	\$407.80
Check Total							\$407.80
CHECK # 300176							
001	10/14/25	PASCO COUNTY UTILITIES SERVICE	23129770-ACH	SERVICE FOR 8/14/25-9/12/25	Utility - Water & Sewer	543021-53903	\$17.16
Check Total							\$17.16
CHECK # 300177							
001	10/14/25	PASCO COUNTY UTILITIES SERVICE	23132487-ACH	ACCT# 0402235 8/14/25-9/12/25	Utility - Water & Sewer	543021-53903	\$878.96
Check Total							\$878.96
CHECK # 300178							
001	10/14/25	PASCO COUNTY UTILITIES SERVICE	23133647-ACH	ACCT# 0408090 8/14/25-9/12/25	Utility - Water & Sewer	543021-53903	\$179.49
Check Total							\$179.49
CHECK # 300179							
001	10/14/25	PASCO COUNTY UTILITIES SERVICE	23133648-ACH	ACCT# 0408095 8/14/25-9/12/25	Utility - Water & Sewer	543021-53903	\$3,040.90
Check Total							\$3,040.90
CHECK # 300180							
001	10/17/25	CHARTER COMMUNICATIONS	1294156093025-ACH	Charter Spectrum SEP-OCT 2025	ACCT# 8337130011294156	541005-53903	\$140.00
Check Total							\$140.00
CHECK # 300181							
001	10/27/25	CHARTER COMMUNICATIONS	1295609101025-ACH	ACCT# 833713001129569 10/10-11/9/25	Communication - Teleph - Field	541005-53903	\$110.00
Check Total							\$110.00
Check Total							\$110.00

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300183							
001	10/09/25	CHARTER COMMUNICATIONS	092325-7180-ACH	ACCT# 8337130011307180 9/23-10/22/25	ACCT# 8337130011307180 1	541005-53903	\$140.00
Check Total							\$140.00
CHECK # 9844							
001	10/02/25	FLP	100125-	festive holiday decorations Oct 2025	holiday lights	549940-57201	\$5,167.07
Check Total							\$5,167.07
CHECK # 9845							
001	10/02/25	SUPERIOR SEALERS LLC	INV-100	50% DOWN PAYMENT BARRIER WALLS REPAIRS	BARRIER WALLS REPAIRS	546180-58100	\$33,795.99
Check Total							\$33,795.99
CHECK # 9846							
001	10/08/25	QUY NGUYEN	QN-092925	SECURITY REFUND EVENT 9/29/25 HOLD 50.00 ALARM NOT BEIN	SECURITY EVENT REFUND 9/29/25 HOLD 50.00 ALARM NOT BEING SE	220000	\$450.00
Check Total							\$450.00
CHECK # 9847							
001	10/08/25	WILHELMI, TODD	TW-100225	gas reimbursement Oct 2025	reimbursement	552003-57201	\$73.50
Check Total							\$73.50
CHECK # 9848							
001	10/15/25	DEVON GARNETT	DG-100625	SECURITY REFUND EVENT 10/4/25	Deposits	220000	\$500.00
Check Total							\$500.00
CHECK # 9850							
001	10/27/25	VERIZON WIRELESS	6125436660	Verizon wireless October 2025	cell phone	541005-53903	\$80.13
Check Total							\$80.13
CHECK # 9851							
001	10/27/25	KATE NEST	KN-101325	SECURITY REFUND EVENT 10/12/25	SECURITY DEPOSIT	220000	\$300.00
Check Total							\$300.00
CHECK # 9852							
001	10/29/25	NICOLE BOCK	102025	Security Deposit Return	Deposits	220000-57201	\$300.00
Check Total							\$300.00
CHECK # 9853							
001	10/29/25	SUPERIOR SEALERS LLC	INV-102	FINAL PAYMENT FOR BARRIER WALLS REPAIR	FINAL PAYMENT BARRIER WALLS REPAIRS	546180-58100	\$33,796.00
Check Total							\$33,796.00
CHECK # DD1256							
001	10/22/25	TRUIST BANK	092625-1805-ACH	PURCHASES 8/27/25-9/26/25	Op Supplies - Clubhouse	552003-57201	\$1,356.03
001	10/22/25	TRUIST BANK	092625-1805-ACH	PURCHASES 8/27/25-9/26/25	R&M-Clubhouse	546015-57201	\$587.52
001	10/22/25	TRUIST BANK	092625-1805-ACH	PURCHASES 8/27/25-9/26/25	R&M-Fitness Center	546137-57201	\$2,047.94
001	10/22/25	TRUIST BANK	092625-1805-ACH	PURCHASES 8/27/25-9/26/25	R&M-Parks	546066-57201	\$87.89
001	10/22/25	TRUIST BANK	092625-1805-ACH	PURCHASES 8/27/25-9/26/25	R&M-Irrigation	546041-53901	\$330.00
001	10/22/25	TRUIST BANK	092625-1805-ACH	PURCHASES 8/27/25-9/26/25	Contracts-Security Alarms	534090-57201	\$749.04
Check Total							\$5,158.42
CHECK # DD1257							
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	I CARE AIR CARE	552003-57201	\$109.00
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	7/28/25 AMAZON	552003-57201	\$242.86
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	7/29/25 I CARE AIR CARE	546137-57201	\$869.00
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	7/29/25 AMAZON	552003-57201	\$8.54
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	7/30/25 WINN DIXIE	552003-57201	\$76.99
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	7/31/25 HD SUPPLY	552003-57201	\$294.46
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	7/31/25 AMAZON	552003-57201	\$23.57
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/5/25 ADVANCED AUTO	546015-57201	\$23.50
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/5/25 I CARE AIR CARE	546137-57201	\$1,000.00
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/12/5 ACE HARDWARE	546015-57201	\$49.34

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/12/25 SMARTLINK	546041-53901	\$330.00
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/19/25 AMAZON	552003-57201	\$81.50
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/19/25 AMAZON	552003-57201	\$21.19
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/19/25 WINN DIXIE	552003-57201	\$66.16
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/20 HD SUPPLY	552003-57201	\$596.93
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/21/25 ROBBIES PLUMBING	546015-57201	\$450.00
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/21/25 AMAZON	546137-57201	\$69.94
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/22/25 AMAZON	546066-57201	\$87.89
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/23/25 AMAZON	546015-57201	\$64.68
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/2/25 ALARM MONITORING	534090-57201	\$69.04
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/11/25 APPLE	552003-57201	\$0.99
001	10/01/25	TRUIST BANK	082625-1805-ACH	PURCHASES OR 7/25-8/24/25	8/22/25 TIME ON TARGET	534090-57201	\$680.00

Check Total \$5,215.58

Fund Total **\$204,299.90**

GENERAL FUND - HAWTHORNE GATE - 002

CHECK # 300169

002	10/10/25	WITHLACOOCHEE RIVER	092625-5883-ACH	ACCT# 1265883 8/22-9/23/25	Electricity - Gate	543031-53904	\$50.49
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Check Total \$50.49

CHECK # 300184

002	10/15/25	CHARTER COMMUNICATIONS	092825-4149-ACH	ACCT# 8337130011294149 9/28-10/27/25	ACCT# 83371300112941499/28-10/27/25	541003-53904	\$50.00
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Check Total \$50.00

Fund Total **\$100.49**

GENERAL FUND - PREAKNESS GATE - 003

CHECK # 300170

003	10/10/25	WITHLACOOCHEE RIVER	092625-5871-ACH	ACCT# 1265871 8/22-9/23/25	Electricity - Gate	543031-53904	\$51.24
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Check Total \$51.24

Fund Total **\$51.24**

Total Checks Paid	\$204,451.63
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