

Lexington Oaks Community Development District

January 22, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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, January 22, 2026 – 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
 - i. Discussion of Cash Flow (*Under Separate Cover*)
 - B. Field Inspection Report
 - C. Engineer's Report
 - D. Counsel's Report
 - E. Site Manager's Report
 - i. Landscape Report [Page 3]
 - F. District Manager's Report
 - i. Discussion of Prior Playground Parts Expenditure of \$13,714.68 [Page 4]
 - ii. Consideration of Playground Parts Replacement Proposal [Page 6]
 - iii. Consideration of Updated Inframark Agreement (*Under Separate Cover*)
6. Consent Agenda
 - A. Minutes of December 18, 2025 Meeting [Page 9]
 - B. Review of the November 2025 Financials [Page 12]
7. Supervisors' Requests and Comments
8. Adjournment

The next Workshop is scheduled for Thursday, February 5, 2026 at 9:00 a.m.
The next Meeting is scheduled for Thursday, February 19, 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

List Of Items from Landscape Inspection Ride (1/14/26)

Community Center Areas

- 1) Spray Weeds in front of clubhouse
- 2) Spray weeds in crushed shell areas in playground

Front Entrance

- 1) Check to see what is going on with annuals on North Side of median sign

Along Boulevard

- 1) Weed Treatment and Fertilization done this week
- 2) Keep an eye on fungus in sod – it has been getting done as brown patch shows up
- 3) Put together a proposal to remove and replace hollies on median with Blueberry Trees
- 4) Take care of Suckers on Magnolias on medians
- 5) Trim overhanging trees along Woodline at Round-A-Bout – being done today
- 6) Plant Viburnum at Pocono on backside of sidewalk near Rick's where stump grinding was done

Churchill

- 1) Put together a proposal to clean up, put down sod, and plant either Liriope or Podocarpus in area behind Exit Side Monument – will have proposal this week
- 2) Put together a proposal to fill in gaps on berm to the right of Entrance Side Monument – will have proposal this week
- 3) Trim up tree branches that are hanging low along Pond 10A

Saratoga

- 1) Trim up and clean area behind Monuments – being done today
- 2) Resend proposal for viburnums along War Admiral at Tennis Court area

Pocono

- 1) Trim Viburnum between pillars on Monument – being done today

Northhampton

- 1) Trim remaining viburnum at Hartack Golf Cart Crossing down to 8-foot height – to be completed next week
- 2) Clean up area at Risen Star Golf Cart Crossing – to be completed next week

*Other Notes: Crepe Myrtle Cutbacks to start next week

INVOICE

Ship TODD WILHELM
 To: LEXINGTON OAKS COMM DEV.
 26304 LEXINGTON OAKS BLVD.
 WESLEY CHAPEL FL 33544-1554
 USA

Ph: (417) 235-6917

ISO 9001 Certified

Tax I.D. 431595099

Bill LEXINGTON OAKS COMM DEV.
 To: 26304 LEXINGTON OAKS BLVD.
 WESLEY CHAPEL FL 33544-1554
 USA

Remit To:
 MIRACLE RECREATION
 PO BOX 734154
 DALLAS, TX 75373-4154

Mark for: LEXINGTON OAKS

Sold By: R0093 - MILLER RECREATION EQUIPMENT & DESIGN, INC.		Account Terms: DEPOSIT REQ/NET 30		Currency: USD		
Customer Acct#		Customer PO #	Invoice No.	Work Order	Invoice Date	
Qty	Part #	Line Description			Unit Price	Ext Price
1	112598BEI	MOGUL SLIDE-ONE PIECE 4' DECK			\$ 710.00	\$ 710.00
1	713248FRG	PARTS CARTON STAIRS			\$ 176.00	\$ 176.00
2	713248FRG	PARTS CARTON STAIRS			\$ 176.00	\$ 352.00
1	713268	PARTS CARTON 714504			\$ 87.00	\$ 87.00
1	984356HG	DECK,CS OCT EDGE FPS HG			\$ 1,497.00	\$ 1,497.00
1	984407HG	DECK,KC 1/2 HEX 5-POST FPS HG			\$ 1,707.00	\$ 1,707.00
1	985166HG	STAIR, 42" STD ACCESS ASSY,			\$ 2,311.00	\$ 2,311.00
1	987121HG	STEP, 12" RISE ATA ASSY FPS			\$ 410.00	\$ 410.00
1	987145HG	STEP, KC TP BTM FPS HUN			\$ 266.00	\$ 266.00
1	987148HG	STAIR, 21 3/4" RISE ATA FPS HG			\$ 731.00	\$ 731.00
1	987153HG	DECK, TRANSFER POINT ASSY FPS			\$ 1,023.00	\$ 1,023.00
1	988056	PARTS CARTON KC TP FPS			\$ 81.00	\$ 81.00
1	989972BEI	PARTS CARTON 714-727-4			\$ 110.00	\$ 110.00
1	HW987897-1	HRDW PKG 71452839 L1/2			\$ 142.00	\$ 142.00
1	INSTALL	CONTRACT INSTALLATION			\$ 2,800.00	\$ 2,800.00
						<hr/>
						SALES AMOUNT \$ 12,403.00
						COMMERCIAL FREIGHT \$ 1,311.68
						<hr/> TOTAL \$ 13,714.68
						<hr/>
						PAYMENTS \$-6,857.34
						ADJUSTMENTS \$ 0.00
						<hr/> TOTAL BALANCE DUE \$ 6,857.34

1.25% CHARGE PER MONTH FOR PAST DUE INVOICES - PLEASE ENCLOSURE DUPLICATE COPY OF TERMS INVOICE WITH PAYMENT

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 PO BOX 734154
 DALLAS, TX 75373-4154

For questions or to request a copy of an invoice, please email us at accounts.receivable@playpower.com; to expedite your request, please include reference to your customer account number or invoice number in the subject line.

For a copy of product terms and conditions, please visit our website: <http://www.miracle-recreation.com>

Thank you for your business!

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 WESLEY CHAPEL FL 33544-1554
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For questions or to request a copy of an invoice, please email us at accounts.receivable@playpower.com; to expedite your request, please include reference to your customer account number or invoice number in the subject line.

For a copy of product terms and conditions, please visit our website: <http://www.miracle-recreation.com>

Thank you for your business!



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 GLOBE 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 1 \$11.35	0.1	\$13.05	\$26.10
Parts	714816 WALL ENCLOSURE 0 \$791.00	45	\$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 \$697.00	85	\$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

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

Sales Consultant	
Ashley Fernandez +1(941)-301-7630	
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		BILLING CONTACT DETAILS	
Company		Company	
Street Address		Street Address	
City, State, Zip		City, State, Zip	
Contact:		Contact:	
Phone #		Phone #	
Email:		Email:	

INSTALLATION CONTACT DETAILS		END USER (OWNER) CONTACT DETAILS	
Company		Company	
Street Address		Street Address	
City, State, Zip		City, State, Zip	
Contact:		Contact:	
Phone #		Phone #	
Email:		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 certificate 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 Event 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 of 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, and 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; Bidding 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.

**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, December 18, 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
Butch Straber	Assistant Secretary
William Palermo	Assistant Secretary

Also presents were:

Mark Vega	District Manager
Todd Wilhelm	Site Manager
Chris Zotti	Ballenger

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

None.

FOURTH ORDER OF BUSINESS

Items for Consideration, Additions, Deletions

On MOTION by Mr. Palermo, seconded by Mr. Bechtel with all in favor the Item 5F(iii) Updated Inframark Agreement was amended and tabled until the January meeting.

FIFTH ORDER OF BUSINESS

Staff Report

A. Accounting Staff Report

Mr. Nesbitt to be present for January for Cash Flow discussion.

B. Field Inspection Report

This item was removed from the agenda and will not be included going forward.

C. Engineer's Report

i. Update of Labor Rates

The Board requested that the original agreement reflecting the current labor rates be provided.

ii. Ratification of Pond 2A Bank Repairs

Discussion ensued regarding erosion issues at Pond 2A. The repairs, in the amount of \$1,600, were previously approved by Mr. Wilhelm.

On MOTION by Mr. Carroll, seconded by Mr. Bechtel with all in favor, the Pond 2A Bank Repairs was ratified.

D. Counsel's Report

i. Discussion of Rules and Procedures for the January Meeting

An email received from District Counsel was discussed and determined to be disregarded.

ii. Discussion of Wall Work Letter

Discussion ensued regarding an attorney's letter related to wall work. Direction was given for the letter to be sent via certified mail.

E. Site Manager's Report

i. Landscape Report

Mr. Wilhelm reported that the AC ducts are being cleaned at a cost of \$3,689.

ii. Consideration of Landscape Enhancement Proposal

Discussion ensued, and the proposal was tabled until the January Workshop.

iii. Consideration of Drip Irrigation Proposal

On MOTION by Mr. Bechtel, seconded by Mr. Palermo with all in favor, the Drip Irrigation Proposal with a Not-To-Exceed amount of \$9,500.00 was approved.

iv. Discussion of Playground Equipment

The item was tabled until January.

F. District Manager's Report

i. Consideration of Resolution 2026-01; General Election

On MOTION by Mr. Carroll, seconded by Mr. Palermo with all in favor, the Resolution 2026-01; General Election was approved.

ii. Consideration of Resolution 2026-02, Removing and Appointing Treasurer

On MOTION by Mr. Bechtel, seconded by Mr. Straber with all in favor, the Resolution 2026-02; Removing and Appointing Treasurer was approved.

iii. Consideration of Updated Inframark Agreement

Tabled.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of November 20, 2025 Meeting

B. Review of the October 2025 Financials

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

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Mr. Bechtel inquired about the status of the sidewalk project. Mr. Wilhelmi advised that the project has been completed.
- Mr. Bill inquired how long it takes to fill the water buggy. Mr. Wilhelmi advised that it takes approximately one (1) hour.
- Mr. Straber thanked Mr. Wilhelmi for his work and efforts during the month.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business.

On MOTION by Mr. Bechtel, seconded by Mr. Straber, with all in favor, the meeting was adjourned at 8:05 pm.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Notes to the Financial Statements**Financial Overview / Highlights**

- Total revenues are currently at 16.07% of the annual budget. 16.62% of special assessments have been collected through November.
- Total expenditures are at approximately 21.22% 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	\$12,406	\$30,000	41%	Ballenger Landcare - irrigation repairs \$3,256; other miscellaneous repairs.
R&M-Mulch	\$23,100	\$22,040	105%	Southeast Spreading Company - mulch installation pine bark.
<u>Utilities</u>				
Contracts-Solid Waste Service	\$814	\$1,735	47%	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.
Reserve - Ponds & Drainage	\$49,000	\$100,000	49%	Finn Outdoor - pond bank repair.

**LEXINGTON OAKS
Community Development District**

Financial Report

November 30, 2025

Prepared by:



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LEXINGTON OAKS
Community Development District

Financial Statements
(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 1,201,839	\$ -	\$ -	\$ -	\$ 1,201,839
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	123,247	197,915	65,225	386,387
Investments:					
Money Market Account	142,584	-	-	-	142,584
Prepayment Account B	-	-	-	40	40
Reserve Fund A	-	-	-	23,353	23,353
Reserve Fund B	-	-	-	12,245	12,245
Revenue Fund A	-	-	-	28,291	28,291
Revenue Fund B	-	-	-	7,712	7,712
Prepaid Items	5,274	-	-	-	5,274
Utility Deposits - TECO	855	-	-	-	855
TOTAL ASSETS	\$ 1,352,811	\$ 123,247	\$ 197,915	\$ 136,866	\$ 1,810,839
LIABILITIES					
Accounts Payable	\$ 79,668	\$ 180	\$ -	\$ -	\$ 79,848
Accrued Expenses	3,656	-	-	-	3,656
Deposits	500	-	-	-	500
Due To Other Funds	386,387	-	-	-	386,387
TOTAL LIABILITIES	470,211	180	-	-	470,391

Balance Sheet
November 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	5,274	-	-	-	5,274
Deposits	855	-	-	-	855
Restricted for:					
Debt Service	-	-	-	136,866	136,866
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:	400,398	33,775	38,257	-	472,430
TOTAL FUND BALANCES	\$ 934,828	\$ 123,067	\$ 197,915	\$ 136,866	\$ 1,392,676
TOTAL LIABILITIES & FUND BALANCES	\$ 1,352,811	\$ 123,247	\$ 197,915	\$ 136,866	\$ 1,810,839

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ 70,000	\$ 11,670	\$ 7,636	\$ (4,034)	10.91%	\$ 3,693
Room Rentals	20,000	3,330	752	(2,578)	3.76%	-
Interest - Tax Collector	2,234	374	229	(145)	10.25%	229
Special Assmnts- Tax Collector	1,845,499	397,115	306,789	(90,326)	16.62%	306,789
Special Assmnts- Discounts	(73,820)	(16,533)	(12,583)	3,950	17.05%	(12,583)
Other Miscellaneous Revenues	20,000	3,340	(113)	(3,453)	-0.57%	(400)
TOTAL REVENUES	1,883,913	399,296	302,710	(96,586)	16.07%	297,728
<u>EXPENDITURES</u>						
<u>Administration</u>						
P/R-Board of Supervisors	24,000	4,000	4,800	(800)	20.00%	2,000
Payroll-Other	4,200	700	1,325	(625)	31.55%	569
FICA Taxes	2,157	360	367	(7)	17.01%	153
Unemployment Compensation	30	5	5	-	16.67%	2
ProfServ-Arbitrage Rebate	1,700	1,700	-	1,700	0.00%	-
ProfServ-Dissemination Agent	1,000	167	-	167	0.00%	-
ProfServ-Engineering	20,000	3,333	1,680	1,653	8.40%	1,680
ProfServ-Legal Services	30,000	5,000	1,530	3,470	5.10%	1,530
ProfServ-Mgmt Consulting	65,180	10,870	10,547	323	16.18%	5,274
ProfServ-Property Appraiser	150	150	-	150	0.00%	-
ProfServ-Special Assessment	13,310	13,310	13,310	-	100.00%	13,310
ProfServ-Trustee Fees	7,323	7,323	6,914	409	94.41%	-
ProfServ-Web Site Development	2,000	333	-	333	0.00%	-
Auditing Services	7,500	-	-	-	0.00%	-
Contract-Website Hosting	1,553	259	-	259	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
Website Compliance	1,520	253	-	253	0.00%	-
Postage and Freight	800	140	184	(44)	23.00%	86
Insurance - General Liability	17,607	17,607	17,183	424	97.59%	-
Printing and Binding	800	140	-	140	0.00%	-
Legal Advertising	2,000	333	92	241	4.60%	-
Misc-Bank Charges	1,100	183	-	183	0.00%	-
Misc-Property Taxes	2,000	2,000	-	2,000	0.00%	-
Misc-Assessment Collection Cost	36,910	7,742	5,884	1,858	15.94%	5,884
Misc-County Tax Bill	4,267	4,267	5,152	(885)	120.74%	5,152
Office Supplies	250	42	-	42	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	175
Total Administration	247,532	80,392	69,148	11,244	27.93%	35,815
<u>Flood Control/Stormwater Mgmt</u>						
Contracts-Lake and Wetland	24,600	4,100	4,100	-	16.67%	2,050
R&M-Lake	3,000	500	-	500	0.00%	-
R&M-Mitigation	2,500	417	-	417	0.00%	-
Total Flood Control/Stormwater Mgmt	30,100	5,017	4,100	917	13.62%	2,050
<u>Field</u>						
Contracts-Landscape	204,974	34,164	34,162	2	16.67%	17,081
Contracts-Irrigation	25,272	4,212	-	4,212	0.00%	-
Insurance - Property	33,647	33,647	31,060	2,587	92.31%	-
R&M-Entry Feature	8,000	1,333	-	1,333	0.00%	-
R&M-Irrigation	30,000	5,000	12,406	(7,406)	41.35%	8,820
R&M-Mulch	22,040	3,673	23,100	(19,427)	104.81%	23,100
R&M-Plant Replacement	60,000	10,000	3,062	6,938	5.10%	3,062

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
R&M-Sidewalk Cleaning	12,000	2,000	-	2,000	0.00%	-
R&M-Annuals	26,250	4,375	-	4,375	0.00%	-
R&M-Tree Replacement	10,000	1,670	-	1,670	0.00%	-
R&M-Tree Removal	65,000	10,833	-	10,833	0.00%	-
Misc-Contingency	150,000	25,000	-	25,000	0.00%	-
Capital Improvements	100,000	16,667	-	16,667	0.00%	-
Total Field	747,183	152,574	103,790	48,784	13.89%	52,063
Utilities						
Contracts-Solid Waste Services	1,735	289	814	(525)	46.92%	406
Communication - Teleph - Field	8,400	1,400	1,080	320	12.86%	330
Electricity - General	160,000	26,667	24,547	2,120	15.34%	12,117
Utility - Gas	50,000	8,333	1,436	6,897	2.87%	1,312
Utility - Water & Sewer	20,000	3,333	8,627	(5,294)	43.14%	4,511
Total Utilities	240,135	40,022	36,504	3,518	15.20%	18,676
Parks and Recreation						
Payroll-Salaries	120,000	20,000	21,132	(1,132)	17.61%	8,526
Payroll-Site Manager	75,289	12,549	14,394	(1,845)	19.12%	5,791
FICA Taxes	14,584	2,434	2,718	(284)	18.64%	1,095
Workers' Compensation	8,490	2,122	4,395	(2,273)	51.77%	-
Unemployment Compensation	200	33	-	33	0.00%	-
Contracts-Pools	45,000	7,500	3,750	3,750	8.33%	3,750
Contracts-Security Alarms	1,000	170	818	(648)	81.80%	-
Contracts-Sheriff	15,000	2,500	-	2,500	0.00%	-
Security Monitoring Services	9,000	1,500	-	1,500	0.00%	-
R&M-Clubhouse	20,000	3,340	4,401	(1,061)	22.01%	-
R&M-Parks	5,000	833	214	619	4.28%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
R&M-Pools	15,000	2,500	4,672	(2,172)	31.15%	-
R&M-Fitness Center	10,000	1,667	3,441	(1,774)	34.41%	765
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	833	1,708	(875)	34.16%	1,708
Holiday Lighting & Decorations	6,000	1,000	5,167	(4,167)	86.12%	-
Op Supplies - Clubhouse	18,000	3,000	2,795	205	15.53%	-
Total Parks and Recreation	368,963	63,381	69,605	(6,224)	18.87%	21,635
Reserves						
R&M-Boundary Walls/Fences/Monuments	20,000	20,000	67,592	(47,592)	337.96%	-
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	49,000	51,000	49.00%	49,000
Reserve-Sidewalks & Irrigation	20,000	20,000	-	20,000	0.00%	-
Total Reserves	250,000	250,000	116,592	133,408	46.64%	49,000
TOTAL EXPENDITURES & RESERVES	1,883,913	591,386	399,739	191,647	21.22%	179,239
Excess (deficiency) of revenues						
Over (under) expenditures	-	(192,090)	(97,029)	95,061	0.00%	118,489
Net change in fund balance	\$ -	\$ (192,090)	\$ (97,029)	\$ 95,061	0.00%	\$ 118,489
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,031,857	1,031,857	1,031,857			
FUND BALANCE, ENDING	\$ 1,031,857	\$ 839,767	\$ 934,828			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ 100	\$ 17	\$ -	\$ (17)	0.00%	\$ -
Special Assmnts- Tax Collector	27,949	5,600	4,438	(1,162)	15.88%	4,438
Special Assmnts- Discounts	(1,118)	(239)	(182)	57	16.28%	(182)
Gate Bar Code/Remotes	300	50	66	16	22.00%	-
TOTAL REVENUES	27,231	5,428	4,322	(1,106)	15.87%	4,256
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost	517	112	85	27	16.44%	85
Total Administration	517	112	85	27	16.44%	85
<u>Gatehouse</u>						
Communication - Telephone	600	100	-	100	0.00%	-
Electricity - Gate	550	92	100	(8)	18.18%	49
R&M-Gate	3,064	511	2,333	(1,822)	76.14%	1,993
Total Gatehouse	4,214	703	2,433	(1,730)	57.74%	2,042
<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	23,315	2,518	20,797	9.25%	2,127

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
Excess (deficiency) of revenues						
Over (under) expenditures	-	(17,887)	1,804	19,691	0.00%	2,129
Net change in fund balance	\$ -	\$ (17,887)	\$ 1,804	\$ 19,691	0.00%	\$ 2,129
FUND BALANCE, BEGINNING (OCT 1, 2025)	121,263	121,263	121,263			
FUND BALANCE, ENDING	\$ 121,263	\$ 103,376	\$ 123,067			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ 500	\$ 83	\$ -	\$ (83)	0.00%	\$ -
Special Assmnts- Tax Collector	47,935	9,926	7,867	(2,059)	16.41%	7,867
Special Assmnts- Discounts	(1,917)	(424)	(323)	101	16.85%	(323)
Gate Bar Code/Remotes	200	33	-	(33)	0.00%	-
TOTAL REVENUES	46,718	9,618	7,544	(2,074)	16.15%	7,544
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost	917	199	151	48	16.47%	151
Total Administration	917	199	151	48	16.47%	151
<u>Gatehouse</u>						
Communication - Telephone	691	115	-	115	0.00%	-
Electricity - Gate	690	115	102	13	14.78%	50
R&M-Gate	2,420	403	5,891	(5,488)	243.43%	5,891
Total Gatehouse	3,801	633	5,993	(5,360)	157.67%	5,941
<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	42,832	6,144	36,688	13.15%	6,092

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
Excess (deficiency) of revenues						
Over (under) expenditures	-	(33,214)	1,400	34,614	0.00%	1,452
Net change in fund balance	\$ -	\$ (33,214)	\$ 1,400	\$ 34,614	0.00%	\$ 1,452
FUND BALANCE, BEGINNING (OCT 1, 2025)	196,515	196,514	196,515			
FUND BALANCE, ENDING	\$ 196,515	\$ 163,300	\$ 197,915			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 552	\$ 552	0.00%	\$ 277
Special Assmnts- Tax Collector	379,124	82,074	65,043	(17,031)	17.16%	65,043
Special Assmnts- Discounts	(15,165)	(3,505)	(2,668)	837	17.59%	(2,668)
TOTAL REVENUES	363,959	78,569	62,927	(15,642)	17.29%	62,652
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost	7,582	1,641	1,248	393	16.46%	1,248
Total Administration	7,582	1,641	1,248	393	16.46%	1,248
<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	16,164	17,174	(1,010)	53.13%	17,174
Interest Expense Series B	9,518	4,759	8,274	(3,515)	86.93%	8,274
Total Debt Service	352,925	20,923	25,448	(4,525)	7.21%	25,448
TOTAL EXPENDITURES	360,507	22,564	26,696	(4,132)	7.41%	26,696
Excess (deficiency) of revenues Over (under) expenditures						
	3,452	56,005	36,231	(19,774)	1049.57%	35,956

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 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	NOV-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	\$ 56,005	\$ 36,231	\$ (19,774)	1049.57%	\$ 35,956
FUND BALANCE, BEGINNING (OCT 1, 2025)	100,635	100,635	100,635			
FUND BALANCE, ENDING	\$ 104,087	\$ 156,640	\$ 136,866			

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Actual Thru	FY2026	Adopted	% of
	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	11/30/2025	Total	Budget	Budget
Revenues																
Interest - Investments	\$ 3,943	\$ 3,693	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ (1,549)	\$ 65,966	\$ 70,000	94%
Room Rentals	752	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	752	17,422	20,000	87%
Interest - Tax Collector	-	229	186	186	186	186	186	186	186	186	186	186	229	2,089	2,234	94%
Special Assmnts- Tax Collector	-	306,789	1,237,527	40,047	83,119	32,167	35,048	4,961	15,515	-	-	-	306,789	1,755,173	1,845,499	95%
Special Assmnts- Discounts	-	(12,583)	(51,393)	(2,786)	(2,611)	(497)	-	-	-	-	-	-	(12,583)	(69,870)	(73,820)	95%
Other Miscellaneous Revenues	287	(400)	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	(113)	16,547	20,000	83%
Total Revenues	4,982	297,728	1,195,486	46,613	89,860	41,022	44,400	14,313	24,867	9,352	9,352	9,352	293,525	1,787,327	1,883,913	95%
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	4,800	24,800	24,000	103%
Payroll-Other	755	569	350	350	350	350	350	350	350	350	350	350	1,325	4,824	4,200	115%
FICA Taxes	214	153	180	180	180	180	180	180	180	180	180	180	367	2,167	2,157	100%
Unemployment Compensation	3	2	3	3	3	3	3	3	3	3	3	3	5	35	30	117%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,700	0%
ProfServ-Dissemination Agent	-	-	83	83	83	83	83	83	83	83	83	83	-	830	1,000	83%
ProfServ-Engineering	-	1,680	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,680	18,350	20,000	92%
ProfServ-Legal Services	-	1,530	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	1,530	26,530	30,000	88%
ProfServ-Mgmt Consulting	5,274	5,274	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	10,547	64,858	65,180	100%
ProfServ-Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
ProfServ-Special Assessment	-	13,310	-	-	-	-	-	-	-	-	-	-	13,310	13,310	13,310	100%
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	-	1,670	2,000	84%
Auditing Services	-	-	3,750	-	-	3,750	-	-	-	-	-	-	-	7,500	7,500	100%
Contract-Website Hosting	-	-	129	129	129	129	129	129	129	129	129	129	-	1,290	1,553	83%
Website Compliance	-	-	127	127	127	127	127	127	127	127	127	127	-	1,270	1,520	84%
Postage and Freight	98	86	66	66	66	66	66	66	66	66	66	66	184	844	800	106%
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	-	660	800	83%
Legal Advertising	92	-	167	167	167	167	167	167	167	167	167	167	92	1,762	2,000	88%
Misc-Bank Charges	-	-	92	92	92	92	92	92	92	92	92	92	-	920	1,100	84%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Misc-Assessment Collection Cost	-	5,884	24,551	1,001	1,462	897	701	356	199	-	-	-	5,884	35,051	36,910	95%
Misc-County Tax Bill	-	5,152	-	-	-	-	-	-	-	-	-	-	5,152	5,152	4,267	121%
Office Supplies	-	-	21	21	21	21	21	21	21	21	21	21	-	210	250	84%
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
Total Administrative	33,333	35,815	41,350	14,050	14,511	17,696	13,750	13,405	13,248	13,049	13,049	13,049	69,148	236,305	247,532	95%

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Actual Thru	FY2026	Adopted	% of
	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	11/30/2025	Total	Budget	Budget
Flood Control/Stormwater Mgmt																
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	4,100	24,600	24,600	100%
R&M-Lake	-	-	250	250	250	250	250	250	250	250	250	250	-	2,500	3,000	83%
R&M-Mitigation	-	-	208	208	208	208	208	208	208	208	208	208	-	2,080	2,500	83%
Total Flood Control/Stormwater Mgmt	2,050	2,050	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	4,100	29,180	30,100	97%
Field																
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	34,162	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	-	21,060	25,272	83%
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	-	6,670	8,000	83%
R&M-Irrigation	3,586	8,820	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	12,406	37,406	30,000	125%
R&M-Mulch	-	23,100	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	23,100	41,470	22,040	188%
R&M-Plant Replacement	-	3,062	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	3,062	53,062	60,000	88%
R&M-Sidewalk Cleaning	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	10,000	12,000	83%
R&M-Annals	-	-	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	-	21,880	26,250	83%
R&M-Tree Replacement	-	-	833	833	833	833	833	833	833	833	833	833	-	8,330	10,000	83%
R&M-Tree Removal	-	-	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	-	54,170	65,000	83%
Misc-Contingency	-	-	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	-	125,000	150,000	83%
Capital Improvements	-	-	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	-	83,330	100,000	83%
Total Field	51,727	52,063	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	103,790	698,410	747,183	93%
Utilities																
Contracts-Solid Waste Services	408	406	145	145	145	145	145	145	145	145	145	145	814	2,264	1,735	130%
Communication - Teleph - Field	750	330	700	700	700	700	700	700	700	700	700	700	1,080	8,080	8,400	96%
Electricity - General	12,430	12,117	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	24,547	157,877	160,000	99%
Utility - Gas	123	1,312	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	1,436	43,105	50,000	86%
Utility - Water & Sewer	4,117	4,511	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	8,627	25,298	20,000	126%
Total Utilities	17,828	18,676	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	36,504	236,624	240,135	99%
Parks and Recreation																
Payroll-Salaries	12,605	8,526	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	21,132	121,131	120,000	101%
Payroll-Site Manager	8,603	5,791	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	14,394	77,134	75,289	102%
FICA Taxes	1,622	1,095	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	2,718	14,867	14,584	102%
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	-	170	200	85%
Contracts-Pools	-	3,750	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%
Contracts-Security Alarms	818	-	83	83	83	83	83	83	83	83	83	83	818	1,648	1,000	165%

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Actual Thru	FY2026	Adopted	% of
	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	11/30/2025	Total	Budget	Budget
Contracts-Sheriff	-	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	12,500	15,000	83%
Security Monitoring Services	-	-	750	750	750	750	750	750	750	750	750	750	-	7,500	9,000	83%
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	4,401	21,061	20,000	105%
R&M-Parks	214	-	417	417	417	417	417	417	417	417	417	417	214	4,384	5,000	88%
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	4,672	17,172	15,000	114%
R&M-Fitness Center	2,676	765	833	833	833	833	833	833	833	833	833	833	3,441	11,771	10,000	118%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	1,400	0%
Security Enhancements	-	1,708	417	417	417	417	417	417	417	417	417	417	1,708	5,878	5,000	118%
Holiday Lighting & Decorations	5,167	-	500	500	500	500	500	500	500	500	500	500	5,167	10,167	6,000	169%
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	2,795	17,795	18,000	99%
Total Parks and Recreation	47,968	21,635	29,922	32,045	29,922	32,045	29,922	29,922	32,045	29,922	29,922	29,922	69,605	375,192	368,963	102%
Total Expenditures	152,906	130,239	153,254	128,077	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	283,147	1,575,711	1,633,913	96%
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	-	49,000	-	-	-	-	-	-	-	-	-	-	49,000	49,000	100,000	49%
Reserve-Sidewalks & Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Total Reserves	67,592	49,000	-	-	-	-	-	-	-	-	-	-	116,592	116,592	250,000	47%
Total Expenditures & Reserves	220,498	179,239	153,254	128,077	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	399,739	1,692,303	1,883,913	90%
Excess (deficiency) of revenues Over (under) expenditures	\$ (215,516)	\$ 118,489	\$ 1,042,232	\$ (81,464)	\$ (36,555)	\$ (90,701)	\$ (81,254)	\$ (110,996)	\$ (102,408)	\$ (115,601)	\$ (115,601)	\$ (115,601)	(106,214)	95,024	-	0%
Fund Balance, Beginning (Oct 1, 2025)														1,031,857	1,031,857	1,031,857
Fund Balance, Ending														\$ 925,643	\$ 1,126,881	\$ 1,031,857

LEXINGTON OAKS

Community Development District

Supporting Schedules

November 30, 2025

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

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 2026				\$ 2,300,507	\$ 1,845,499	\$ 27,949	\$ 47,935	\$ 248,435	\$ 130,689
Allocation %				100.00%	80.22%	1.21%	2.08%	10.80%	5.68%
11/06/25	\$ 39,217	\$ 2,074	\$ 800	\$ 42,092	\$ 33,766	\$ 511	\$ 877	\$ 4,546	\$ 2,391
11/14/25	\$ 143,944	\$ 6,120	\$ 2,938	\$ 153,001	\$ 122,740	\$ 1,859	\$ 3,188	\$ 16,523	\$ 8,692
11/20/25	\$ 99,983	\$ 4,251	\$ 2,040	\$ 106,274	\$ 85,254	\$ 1,291	\$ 2,214	\$ 11,477	\$ 6,037
11/26/25	\$ 77,870	\$ 3,311	\$ 1,589	\$ 82,770	\$ 66,399	\$ 1,006	\$ 1,725	\$ 8,938	\$ 4,702
TOTAL	\$ 361,013	\$ 15,755	\$ 7,368	\$ 383,565	\$ 307,702	\$ 4,660	\$ 7,992	\$ 41,422	\$ 21,790
% COLLECTED				16.67%	16.67%	16.67%	16.67%	16.67%	16.67%
TOTAL OUTSTANDING				\$ 1,916,941	\$ 1,537,797	\$ 23,289	\$ 39,943	\$ 207,013	\$ 108,899

Cash and Investment Report
November 30, 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%	\$ 85,304
Government Interest Checking	Valley National Bank	0201	n/a	3.83%	\$ 1,116,535
					Subtotal <u><u>\$ 1,201,839</u></u>
Public Funds Money Market Account	BankUnited	8441	n/a	3.60%	\$ 142,584
					GF Subtotal <u><u>\$ 1,344,423</u></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 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%	28,291
Series 2021 Revenue Fund B	US Bank	6000	n/a	3.75%	7,712
					Subtotal <u><u>\$ 71,641</u></u>
					Grand Total <u><u>\$ 1,416,064</u></u>

Bank Account Statement

Lexington Oaks CDD

Bank Account No. 0201

Statement No. 11-25

Statement Date

11/30/2025

G/L Account No. 101002 Balance	1,116,534.61	Statement Balance	1,169,319.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	1,169,319.55
Subtotal	1,116,534.61	Outstanding Checks	-52,784.94
Negative Adjustments	0.00	Ending Balance	1,116,534.61
Ending G/L Balance	1,116,534.61		

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
05/29/2025	Payment	9788	PASCO COUNTY B.O.C.C.	Check for Vendor V00092			-125.00
06/01/2025	Payment	DD1249	TRUIST BANK	Payment of Invoice 018231			-1,663.71
09/30/2025	Payment	9842	DOMINGA PONCE CHARTER	Payment of Invoice 018393			-300.00
10/03/2025	Payment	300165	COMMUNICATION S CHARTER	Inv: 294172050625-ach			-361.22
10/03/2025	Payment	300166	COMMUNICATION S CHARTER	Inv: 1294172060625-ACH			-359.54
11/17/2025	Payment	300197	COMMUNICATION S	Inv: 1294156103025-ACH			-140.00
11/25/2025	Payment	9865	BALLINGER LANDCARE, INC	Payment of Invoice 018493			-920.03
11/25/2025	Payment	9866	FLORIDA COMMERCE	Payment of Invoice 018509			-175.00
11/25/2025	Payment	9867	LEXINGTON OAKS CDD	Payment of Invoice 018508			-14,837.58
11/25/2025	Payment	9868	LEXINGTON OAKS CDD	Payment of Invoice 018510			-28,205.76
11/25/2025	Payment	9869	TIME ON TARGET PRO SECURITY LLC	Payment of Invoice 018495			-1,707.51
11/25/2025	Payment	9870	VERIZON WIRELESS	Payment of Invoice 018494			-80.14
11/25/2025	Payment	9871	MIKE FASANO, PASCO COUNTY CHARTER	Payment of Invoice 018492			-3,309.45
11/26/2025	Payment	300200	COMMUNICATION S CHARTER	Inv: 1295609111025-ACH			-110.00
11/17/2025	Payment	300204	COMMUNICATION S CHARTER	Inv: 102825-4149			-50.00
11/10/2025	Payment	300205	COMMUNICATION S	Inv: 1307180102325-ACH			-140.00
Total Outstanding Checks							-52,784.94



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

Last Statement:
Statement Ending:
Page:

October 31, 2025
November 30, 2025
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6074 M0656DDA112925063157 03 000000000 41148 009



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 - XXXXX0201

SUMMARY FOR THE PERIOD: 11/01/25 - 11/30/25

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$971,880.21		\$374,232.25		\$176,792.91		\$1,169,319.55

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$971,880.21
11/03	CHECK 9852	-\$300.00		\$971,580.21
11/03	CHECK 9853	-\$33,796.00		\$937,784.21
11/04	CHECK 9850	-\$80.13		\$937,704.08
11/05	ACH DEBIT	-\$17.76		\$937,686.32
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100225*2511 04*INFRAMARK LLC\1			
	92105008\148169340 \192105008			
11/05	ACH DEBIT	-\$26.87		\$937,659.45
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100221*2511 04*FEDEX\192105047			
	\148221271\1921050 47			
11/05	ACH DEBIT	-\$627.98		\$937,031.47
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100224*2511 04*FITNESS LOGIC\1			
	92105064\148169358 \192105064			
11/05	ACH DEBIT	-\$2,310.00		\$934,721.47
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100227*2511 04*TIGRIS AQUATIC			
	SERVICES LLC\19210 5013\148221260\192			
11/05	ACH DEBIT	-\$2,897.50		\$931,823.97
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100222*2511 04*ADVANCED ENERGY			
	SOLUTIONS\1921050 28\148169346\19210			
11/05	ACH DEBIT	-\$4,372.40		\$927,451.57





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

Account Number:
Statement Date:
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11/30/2025
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100226*2511 04*BRENNICK BROTHE			
	RS INC\192105016\1 48221261\192105016			
11/05	CHECK 100219	-\$1,150.02		\$926,301.55
11/06	ACH CREDIT		\$229.37	\$926,530.92
	PASCOTAX TAX ACC INVOICE GS20251105			
	-001			
11/06	ACH CREDIT		\$39,217.39	\$965,748.31
	PASCOTAX TAX ACC INVOICE GS20251105			
	-002			
11/06	DEPOSIT		\$9,710.00	\$975,458.31
11/07	ACH DEBIT	-\$189.78		\$975,268.53
	ADP PAYROLL FEES ADP FEES 251107			
	791079303480			
11/10	ACH CREDIT		\$0.07	\$975,268.60
	PASCOTAX TAX ACC INVOICE GS20251107			
	-001			
11/10	ACH DEBIT	-\$17.55		\$975,251.05
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100229*2511 07*FEDEX\192512115			
	\148699193\1925121 15			
11/12	ACH DEBIT	-\$140.00		\$975,111.05
	SPECTRUM SPECTRUM 251112			
11/12	ACH DEBIT	-\$5,273.50		\$969,837.55
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100230*2511 10*INFRAMARK LLC\1			
	92644945\148826290 \192644945			
11/13	ACH DEBIT	-\$1,691.53		\$968,146.02
	ADP Tax ADP Tax 251113 RWF7W 111423A01			
11/13	ACH DEBIT	-\$6,014.97		\$962,131.05
	ADP WAGE PAY WAGE PAY 251113			
	926341084278F7W			
11/13	CHECK 100223	-\$340.00		\$961,791.05
11/14	ACH CREDIT		\$143,943.65	\$1,105,734.70
	PASCOTAX TAX ACC INVOICE GS20251113			
	-001			
11/14	ACH DEBIT	-\$44.03		\$1,105,690.67
	WREC ELECTRIC 251114 0001265889			
11/14	ACH DEBIT	-\$49.09		\$1,105,641.58
	WREC ELECTRIC 251114 0001265883			
11/14	ACH DEBIT	-\$50.39		\$1,105,591.19
	WREC ELECTRIC 251114 0001265871			
11/14	ACH DEBIT	-\$329.58		\$1,105,261.61
	WREC ELECTRIC 251114 0001265888			
11/14	ACH DEBIT	-\$322.58		\$1,104,939.03
	WREC ELECTRIC 251114 0001265890			
11/14	ACH DEBIT	-\$11,420.49		\$1,093,518.54
	WREC ELECTRIC 251114 0001265863			
11/14	CHECK 9855	-\$300.00		\$1,093,218.54
11/14	CHECK 9856	-\$500.00		\$1,092,718.54
11/14	CHECK 100228	-\$2,050.00		\$1,090,668.54
11/17	ACH DEBIT	-\$194.00		\$1,090,474.54





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
11/17	ADP Tax ADP Tax 251117 RWF7W 111724A01			
11/17	ACH DEBIT	-\$883.50		\$1,089,591.04
	ADP WAGE PAY WAGE PAY 251117			
	939937100618F7W			
11/17	ACH DEBIT	-\$50.00		\$1,089,541.04
	SPECTRUM SPECTRUM 251117			
11/17	CHECK 100220	-\$1,773.50		\$1,087,767.54
11/18	ACH DEBIT	-\$41.16		\$1,087,726.38
	PASCOBCCUTENT UTILITYPMT 251118			
11/18	ACH DEBIT	-\$83.31		\$1,087,643.07
	PASCOBCCUTENT UTILITYPMT 251118			
11/18	ACH DEBIT	-\$2,088.71		\$1,085,554.36
	PASCOBCCUTENT UTILITYPMT 251118			
11/18	ACH DEBIT	-\$709.36		\$1,084,845.00
	PASCOBCCUTENT UTILITYPMT 251118			
11/19	ACH DEBIT	-\$765.49		\$1,084,079.51
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100236*2511 18*FITNESS LOGIC\1			
	93464334\150249100\193464334			
11/19	ACH DEBIT	-\$1,993.28		\$1,082,086.23
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100240*2511 18*ADVANCED ENERGY			
	SOLUTIONS\1934643 73\150249106\19346			
11/19	ACH DEBIT	-\$5,273.50		\$1,076,812.73
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100237*2511 18*INFRAMARK LLC\1			
	93464333\150249099\193464333			
11/19	ACH DEBIT	-\$5,710.70		\$1,071,102.03
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100235*2511 18*TIME ON TARGET			
	PRO SECURITY L\193 464311\150291931\1			
11/20	ACH CREDIT		\$99,982.55	\$1,171,084.58
	PASCOTAX TAX ACC INVOICE GS20251119			
	-001			
11/20	ACH DEBIT	-\$1,740.64		\$1,169,343.94
	TRUIST MC/VISA CCD CRDPMT 251119			
	80000104024			
11/20	ACH DEBIT	-\$53.26		\$1,169,290.68
	FLA DEPT REVENUE C01 251120 241482428			
11/20	CHECK 100232	-\$17,081.00		\$1,152,209.68
11/21	ACH DEBIT	-\$189.78		\$1,152,019.90
	ADP PAYROLL FEES ADP FEES 251121			
	455066714665			
11/24	ACH DEBIT	-\$194.00		\$1,151,825.90
	ADP Tax ADP Tax 251124 RWF7W 112424A01			
11/24	ACH DEBIT	-\$883.50		\$1,150,942.40
	ADP WAGE PAY WAGE PAY 251124			
	542076791363F7W			
11/24	CHECK 9857	-\$844.08		\$1,150,098.32
11/25	ACH DEBIT	-\$419.97		\$1,149,678.35
	SPECTRUM SPECTRUM 251125			
11/25	ACH DEBIT	-\$1,691.53		\$1,147,986.82





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	ADP Tax ADP Tax 251125 RWF7W 112624A01			
11/25	ACH DEBIT	-\$6,014.97		\$1,141,971.85
	ADP WAGE PAY WAGE PAY 251125 932938745589F7W			
11/25	ACH DEBIT	-\$406.10		\$1,141,565.75
	WASTE CONNECTION WEB_PAY 251125			
11/25	ACH DEBIT	-\$504.28		\$1,141,061.47
	TECO/PEOPLE GAS UTILITYBIL 251125			
11/25	CHECK 9860	-\$91.20		\$1,140,970.27
11/25	CHECK 9854	-\$300.00		\$1,140,670.27
11/25	CHECK 9859	-\$1,751.04		\$1,138,919.23
11/25	CHECK 9858	-\$2,050.00		\$1,136,869.23
11/25	CHECK 100238	-\$3,061.50		\$1,133,807.73
11/25	CHECK 100239	-\$3,750.00		\$1,130,057.73
11/25	CHECK 9863	-\$5,105.80		\$1,124,951.93
11/25	CHECK 9864	-\$9,705.82		\$1,115,246.11
11/26	ACH CREDIT		\$77,869.86	\$1,193,115.97
	PASCOTAX TAX ACC INVOICE GS20251125 -001			
11/26	CHECK 100233	-\$1,680.00		\$1,191,435.97
11/28	ACH DEBIT	-\$189.78		\$1,191,246.19
	ADP PAYROLL FEES ADP FEES 251128 931439951535			
11/28	CHECK 100231	-\$2,106.00		\$1,189,140.19
11/28	CHECK 100234	-\$23,100.00		\$1,166,040.19
11/30	INTEREST CREDIT		\$3,279.36	\$1,169,319.55
Ending Balance				\$1,169,319.55

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
11/04	9850	\$80.13	11/25	9864	\$9,705.82
11/03	9852*	\$300.00	11/05	100219*	\$1,150.02
11/03	9853	\$33,796.00	11/17	100220	\$1,773.50
11/25	9854	\$300.00	11/13	100223*	\$340.00
11/14	9855	\$300.00	11/14	100228*	\$2,050.00
11/14	9856	\$500.00	11/28	100231*	\$2,106.00
11/24	9857	\$844.08	11/20	100232	\$17,081.00
11/25	9858	\$2,050.00	11/26	100233	\$1,680.00
11/25	9859	\$1,751.04	11/28	100234	\$23,100.00
11/25	9860	\$91.20	11/25	100238*	\$3,061.50
11/25	9863*	\$5,105.80	11/25	100239	\$3,750.00

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



INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$1,059,652.00	Annual % Yield Earned	3.83%
Year-to-Date Interest Paid	\$61,475.12	Interest Paid	\$3,279.36



Withlacoochee River Electric Cooperative (WREC)

Account no.	Meter no.	Member ID No.	Notes	Description/Address	Oct-25 9/23-10/23	Nov-25 10/23-11/21	Total
1265872	n/a	0158 737 011	Public Lighting	Public Lighting PL	\$ 8,627.69	\$ 8,579.66	\$ 17,207.35
1265875	48250181	0158 737 014	Clubhouse	26304 Lexington Oaks Blvd Cl	1,329.21	1,147.25	2,476.46
1265877	21396593	0158 737 016	Saratoga	War Admiral Dr N Entr	42.64	42.48	85.12
1265878	9346202	0158 737 017	Northampton	Spectacular Bid Dr N Entr	45.55	44.91	90.46
1265879	21396806	0158 737 018	Remington	Lexington Oaks Blvd Ent 33	48.45	48.08	96.53
1265880	23419059	0158 737 019	Pimlico	Gato Del Sol Ent-Gt	50.39	49.46	99.85
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	43.18	41.64	84.82
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	43.29	43.13	86.42
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	44.14	43.65	87.79
1265887	50187642	0158 737 026	Pool Heating	26304 Lexington Oaks Blvd	281.80	296.83	578.63
1265864	93039900	0158 737 002	DelMar	Affirmed Dr Ent 2	48.98	48.08	97.06
1265865	93039921	0158 737 003	Fairmount	Sea Hero Cir Ent 3	42.75	42.70	85.45
1265866	93039856	0158 737 004	Arlington	Seattle Slew Dr Ent 4	42.21	42.17	84.38
1265867	93039901	0158 737 005	Belmount	5439 Bold Venture Pl Ent 6	42.75	42.70	85.45
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.79	44.91	89.70
1265863	93040870	0158 737 001	Front Entrance	Lexington Oaks Blvd Sgn&Lt	599.60	593.81	1,193.41
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.07	42.90	85.97
Subtotal					\$ 11,420.49	\$ 11,194.36	\$ 22,614.85
1265888	40535597	0158 737 027	Fountain	26304 Lexington Oaks Blvd Fount	\$ 329.58	\$ 301.89	\$ 631.47
1265889	92695823	0158 737 028	Tennis Crts	War Admiral Dr Tn Cts	44.03	43.75	\$ 87.78
1265890	40534631	0158 737 029	Fitness Center	26304 Lexington Oaks Blvd	322.58	213.87	\$ 536.45
Total 001-543006-53903					\$ 12,116.68	\$ 11,753.87	\$ 23,870.55

Withlacoochee River Electricity- Hawthorne Gate

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	10/23-11/21	Total
1265883	33120623	0158 737 022	Hawthorne Entr	Spectacular Bid Dr Entry	\$ 49.09	\$ 48.40	\$ 97.49
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	Total
1265871	93039864	0158 737 010	Preakness Entr	Silver Charm Ter Ent #7	\$ 50.39	\$ 49.56	\$ 99.95
003-543031-53904							

Verizon Wireless

Account no.	Phone no.	Description	Description/Address	10/8-11/7	11/8-12/7	Total
820984375-00001	813-597-1288 / 813-486-3333	John Adams	John Adams	\$ 80.14		\$ 80.14
001-541005-53903						

Spectrum Business

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/10-11/9	11/10-12/9	Total
8337 13 001 1295609				26304 Lexington Oaks Blvd	\$ 110.00	\$ 110.00	\$ 220.00
001-541005-53903				Office/Fitness			
8337 13 001 1294156				5844 War Admiral Dr, Apt Camera	\$ 140.00	\$ 140.00	\$ 280.00
001-541005-53903							
8337 13 001 1294172				Comm Fitness - TV/Internet/Voice	\$ 419.97	\$ 419.97	\$ 839.94
001-541005-53903							

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/23-11/22	11/23-12/22	Total
8337 13 001 1307180				26723 Lexington Oaks Blvd	\$ 140.00		\$ 140.00
001-541005-53903							
Subtotal					\$ 890.11	\$ 669.97	\$ 1,560.08
Spectrum Business							
Account no.	Meter no.	Member ID No.	Description	Description/Address	9/28-10/27	10/28-11/27	Total
8337 13 01 1294149				5442 Spectacular Bid Dr, GTHS	\$ 50.00	\$ 50.00	\$ 100.00
002-541003-53904							
Account no.	Meter no.	Member ID No.	Description	Description/Address	10/03-11/2	11/8-12/7	Total
8337 13 001 1684133				5443 Silver Charm Ter GTHS			\$ -
003-541003-53904							
Pasco County Utilities Service							
Account no.			Description	Description/Address	9/14-10/14	10/15-11/15	Total
0408090	13403643	0408090	0408090	0 War Admiral Dr	\$ 83.31	\$ 39.25	\$ 122.56
0408095	12560928	0408095	0408095	5801 War Admiral	2,088.71	293.01	2,381.72
0402235	09062139	0402235	0402235	26304 Lexington Oaks Blvd	709.36	1,255.70	1,965.06
Pasco County Utilities Service							
Account no.			Description	Description/Address	9/16-10/16	10/17-11/15	Total
0010320	08404808	0010320	0010320	26304 Lexington Oaks Blvd			\$ -
Total 001-543021-53903					\$ 2,881.38	\$ 1,587.96	\$ 4,469.34
TECO People Gas							
Account no.			Description	Description/Address	9/27-10/30	10/31-11/27	Total
211008968748	ANX03059	211008968748		26304 Lexington Oaks Blvd	\$ 504.28	\$ 2,617.44	\$ 3,121.72
001-543019-53903				Customer Svc 813-228-1010			
Spark Energy							
Account no.			Description	Description/Address	9/28-10/27	10/28-11/29	Total
5100996699				26304 Lexington Oaks Blvd	\$ 808.21	\$ 5,561.17	\$ 6,369.38
001-543019-53903				Customer Svc 888-425-9140			
Total					\$ 1,312.49	\$ 8,178.61	\$ 9,491.10

LEXINGTON OAKS

Community Development District

Check Register Summary

DATE	CHECK NUMBERS	AMOUNT
11/01/25 - 11/30/25	9854 - 9871 100220 - 100240 300182 - 300205	\$172,504
TOTAL		\$172,504

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100220							
001	11/04/25	STRALEY ROBIN VERICKER	27353	Legal Service Through 9/30/25	ProfServ-Legal Services	531023-51401	\$1,773.50
							Check Total <u>\$1,773.50</u>
CHECK # 100221							
001	11/04/25	FEDEX	9-028-97377	SERVICE FOR 10/08/25	FEDEX	541006-51301	\$13.46
001	11/04/25	FEDEX	9-037-72524	SERVICE FOR 10/15/25	FEDEX	541006-51301	\$13.41
							Check Total <u>\$26.87</u>
CHECK # 100222							
001	11/04/25	ADVANCED ENERGY SOLUTIONS	12685	Electrical Services Breaker Box	R&M-Clubhouse	546015-57201	\$2,500.00
001	11/04/25	ADVANCED ENERGY SOLUTIONS	12678	Electrical Services Pool Panel	R&M-Clubhouse	546015-57201	\$397.50
							Check Total <u>\$2,897.50</u>
CHECK # 100224							
001	11/04/25	FITNESS LOGIC	126658	Back Pad & Seat Pad Plus Installation	R&M-Fitness Center	546137-57201	\$482.98
001	11/04/25	FITNESS LOGIC	126698	Monthly Maintenance and Cleaning OCT 2025	R&M-Fitness Center	546137-57201	\$145.00
							Check Total <u>\$627.98</u>
CHECK # 100225							
001	11/04/25	INFRAMARK LLC	161826	POSTAGE	Postage and Freight	541006-51301	\$17.76
							Check Total <u>\$17.76</u>
CHECK # 100226							
001	11/04/25	BRENNICK BROTHERS, INC	25-1313	Service Call - Installed 2 new Air Bleeders	R&M-Pools	546074-57201	\$1,784.90
001	11/04/25	BRENNICK BROTHERS, INC	25-1225	Service Call - Pool Heater not Running	R&M-Pools	546074-57201	\$2,587.50
							Check Total <u>\$4,372.40</u>
CHECK # 100227							
001	11/04/25	TIGRIS AQUATIC SERVICES LLC	3669682	Pond Maintenance JUN 2025	Contracts-Lake and Wetland	534021-53801	\$2,310.00
							Check Total <u>\$2,310.00</u>
CHECK # 100228							
001	11/04/25	DANIEL STROUS	1041	10/25 LAKE AND POND SERVICE	Contracts-Lake and Wetland	534021-53801	\$2,050.00
							Check Total <u>\$2,050.00</u>
CHECK # 100229							
001	11/07/25	FEDEX	8-994-49415	SERVICE FOR 09/09/25	FEDEX	541006-51301	\$17.55
							Check Total <u>\$17.55</u>
CHECK # 100230							
001	11/10/25	INFRAMARK LLC	160733	Management Contract OCT 2025	ADMIN FEES	531027-51201	\$5,273.50
							Check Total <u>\$5,273.50</u>
CHECK # 100231							
001	11/12/25	BALLINGER LANDCARE, INC	443	Irrigation repair NOV 25	R&M-Irrigation	546041-53901	\$2,106.00
							Check Total <u>\$2,106.00</u>
CHECK # 100232							
001	11/12/25	YELLOWSTONE LANDSCAPE	1031361	11/25 MONTHLY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$17,081.00
							Check Total <u>\$17,081.00</u>
CHECK # 100233							
001	11/12/25	BRLETIC DVORAK, INC	2185	Engineering Services thru 103125	ProfServ-Engineering	531013-51501	\$1,680.00
							Check Total <u>\$1,680.00</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100234							
001	11/18/25	SOUTHEAST SPREADING COMPAN	47051	Mulch	R&M-Mulch	546059-53901	\$308.00
001	11/18/25	SOUTHEAST SPREADING COMPAN	47047	Mulch	R&M-Mulch	546059-53901	\$22,792.00
						Check Total	\$23,100.00
CHECK # 100236							
001	11/18/25	FITNESS LOGIC	127003	Precor Treadmill Walking Belt	R&M-Fitness Center	546137-57201	\$765.49
						Check Total	\$765.49
CHECK # 100237							
001	11/18/25	INFRAMARK LLC	163484	Management Contract NOV 2025	ADMIN FEES	531027-51201	\$5,273.50
						Check Total	\$5,273.50
CHECK # 100238							
001	11/18/25	YELLOWSTONE LANDSCAPE	1031580	Back Clubhouse in Playground	R&M-Plant Replacement	546071-53901	\$3,061.50
						Check Total	\$3,061.50
CHECK # 100239							
001	11/18/25	COOPER POOLS INC	2025-1383	11/25 COMMERCIAL MAINT	11/25 POOL SERVICE	534078-57201	\$3,750.00
						Check Total	\$3,750.00
CHECK # 300182							
001	11/12/25	CHARTER COMMUNICATIONS	082325-2325-ACH	ACCT# 8337130011307180 8/23-9/22/25	ACCT# 8337130011307180	541005-53903	\$140.00
						Check Total	\$140.00
CHECK # 300186							
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	9/29/25 AMAZON GLASS CLEANER	552003-57201	\$24.90
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	9/30/25 AMAZON	546015-57201	\$12.98
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	9/30/25 AMAZON TOILET BOWL CLEANER	552003-57201	\$17.68
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/1/25 AMAZON BONA FLOOR CLEANER, GLOVES, GARBAGE BAGS	552003-57201	\$91.15
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/2/25 INDEED AD FOR NEW OFFICE STAFF EMPLOYEE	552003-57201	\$57.78
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/2/25 DUNKIN DONUTS SNACKS FOR CDD WORKSHOP	552003-57201	\$38.05
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/2/25 AMAZON MISC SUPPLIES	546015-57201	\$93.97
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/14/25 AMAZON BINDERS, FOLDERS, COPY PAPER INK FOR COPY MACHINE	552003-57201	\$265.11
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/14/25 WINN DIXIE MISC SUPPLIES SNACKS FOR CDD MEETING	552003-57201	\$135.36
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/11/25 HD SUPPLY OP SUPPLIES	552003-57201	\$707.91
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/16/25 SWING SET STUFF NEW CHAIN FOR SWINGS	546066-57201	\$125.73
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/17/25 BEST BUY-MICROSOFT MICROSOFT OFFICE YEARLY SUBSCRIPTION	552003-57201	\$99.99
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/3/25 ALARM MONITORING SECURITY ALARMS	534090-57201	\$69.04
001	11/20/25	TRUIST BANK	102625-1805-ACH	PURCHASES FOR 9/29-10/19/25	10/11/25 APPLE	552003-57201	\$0.99
						Check Total	\$1,740.64
CHECK # 300187							
001	11/14/25	PASCO COUNTY UTILITIES SERV	K 23311598-ACH	ACCT# 0408090 9/12/25-10/14/25	Utility - Water & Sewer	543021-53903	\$83.31
						Check Total	\$83.31
CHECK # 300188							
001	11/14/25	PASCO COUNTY UTILITIES SERV	K 23311599-ACH	ACCT# 0408095 9/12/25-10/14/25	Utility - Water & Sewer	543021-53903	\$2,088.71
						Check Total	\$2,088.71
CHECK # 300189							
001	11/14/25	PASCO COUNTY UTILITIES SERV	K 23310438-ACH	ACCT# 0402235 9/12/25-10/14/25	Utility - Water & Sewer	543021-53903	\$709.36
						Check Total	\$709.36
CHECK # 300190							
001	11/14/25	WITHLACOOCHEE RIVER	102825-5889-ACH	ACCT# 1265889 9/23/25-10/23/25	Electricity - General	543006-53903	\$44.03
						Check Total	\$44.03

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300193							
001	11/14/25	WITHLACOOCHEE RIVER	102825-5890-ACH	ACCT# 1265890 9/23/25-10/23/25	Electricity - General	543006-53903	\$322.58
Check Total <u>\$322.58</u>							
CHECK # 300194							
001	11/14/25	WITHLACOOCHEE RIVER	102825-5888-ACH	ACCT# 1265888 9/23/25-10/23/25	Electricity - General	543006-53903	\$329.58
Check Total <u>\$329.58</u>							
CHECK # 300195							
001	11/14/25	WITHLACOOCHEE RIVER	102825-8737-ACH	ACCT# 10158737 9/23/25-10/23/25	Electricity - General	543006-53903	\$11,420.49
Check Total <u>\$11,420.49</u>							
CHECK # 300196							
001	11/24/25	CHARTER COMMUNICATIONS	1294172100625-ACH	Spectrum business October 2025	ACCT# 8337130011294172 11/6-12/5/2024	541005-53903	\$419.97
Check Total <u>\$419.97</u>							
CHECK # 300197							
001	11/17/25	CHARTER COMMUNICATIONS	1294156103025-ACH	ACCT# 8337130011294156 10/30--11/29/25	ACCT# 8337130011294156	541005-53903	\$140.00
Check Total <u>\$140.00</u>							
CHECK # 300198							
001	11/24/25	TECO PEOPLE'S GAS- ACH	110325-8748-ACH	Teco Gas Services SEP - OCT 2025	Utility - Gas	543019-53903	\$504.28
Check Total <u>\$504.28</u>							
CHECK # 300200							
001	11/26/25	CHARTER COMMUNICATIONS	1295609111025-ACH	ACCT# 833713001129569 11/10-12/9/25	Communication - Teleph - Field	541005-53903	\$110.00
Check Total <u>\$110.00</u>							
CHECK # 300205							
001	11/10/25	CHARTER COMMUNICATIONS	1307180102325-ACH	ACCT# 8337130011307180 10/23-11/22/25	Communication - Teleph - Field	541005-53903	\$140.00
Check Total <u>\$140.00</u>							
CHECK # 9854							
001	11/12/25	DANIEL LYDON	DL-111025	SECURITY REFUND EVENT 11/1/25	Deposits	220000	\$300.00
Check Total <u>\$300.00</u>							
CHECK # 9855							
001	11/12/25	DARILYN PICHARDO	DP-111025	SECURITY REFUND EVENT 11/8/25	SECURITY EVENT REFUND 11/8/25	220000	\$300.00
Check Total <u>\$300.00</u>							
CHECK # 9856							
001	11/12/25	KAREN DALLAS	KD-111025	SECURITY REFUND EVENT 11/2/25	SECURITY REFUND EVENT 11/10/25	220000	\$500.00
Check Total <u>\$500.00</u>							
CHECK # 9857							
001	11/17/25	BALLINGER LANDCARE, INC	472	Entrance Weather Station Replacement	R&M-Irrigation	546041-53901	\$844.08
Check Total <u>\$844.08</u>							
CHECK # 9858							
001	11/17/25	DANIEL STROUS	1056	Lake and Pond Services NOV 2025	Lake & Pond Service	534021-53801	\$2,050.00
Check Total <u>\$2,050.00</u>							
CHECK # 9859							
001	11/17/25	MIKE FASANO	111225-0090	County Stormwater	Misc-County Tax Bill	549092-51301	\$1,751.04
Check Total <u>\$1,751.04</u>							
CHECK # 9860							
001	11/17/25	MIKE FASANO	111225-015B0-0000	County Stormwater	Misc-County Tax Bill	549092-51301	\$91.20
Check Total <u>\$91.20</u>							

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 9865							
001	11/25/25	BALLINGER LANDCARE, INC	485	Repair Gate Valve & Broken Pipe 11/14/25	R&M-Irrigation	546041-53901	\$920.03
<i>Check Total</i> <u>\$920.03</u>							
CHECK # 9866							
001	11/25/25	FLORIDA COMMERCE	92304	DISTRICT FILING FEES 2026	DISTRICT FILLING FEE 2026	554007-51301	\$175.00
<i>Check Total</i> <u>\$175.00</u>							
CHECK # 9869							
001	11/25/25	TIME ON TARGET PRO SECURITY	1502446136271	Tennis Court Connection	Security Enhancements	549911-57201	\$1,707.51
<i>Check Total</i> <u>\$1,707.51</u>							
CHECK # 9870							
001	11/25/25	VERIZON WIRELESS	110725-0001	Verizon wireless NOV 2025	Communication - Teleph - Field	541005-53903	\$80.14
<i>Check Total</i> <u>\$80.14</u>							
CHECK # 9871							
001	11/25/25	MIKE FASANO, PASCO COUNTY	25143616	2025 Solid Waste Assessment	Misc-County Tax Bill	549092-51301	\$3,309.45
<i>Check Total</i> <u>\$3,309.45</u>							
Fund Total <u>\$106,405.95</u>							

GENERAL FUND - HAWTHORNE GATE - 002

CHECK # 100223							
002	11/04/25	ACCURATE ELECTRONICS, INC.	136775	One Button Transmitters	R&M-Gate	546034-53904	\$340.00
<i>Check Total</i> <u>\$340.00</u>							
CHECK # 100240							
002	11/18/25	ADVANCED ENERGY SOLUTIONS	12675	Hawthorne Exit Gate Repair	R&M-Gate	546034-53904	\$1,813.28
<i>Check Total</i> <u>\$1,813.28</u>							
CHECK # 300185							
002	11/12/25	CHARTER COMMUNICATIONS	082825-4149-ACH	ACCT# 8337130011294149 8/28-9/27/25	Communication - Telephone	541003-53904	\$50.00
<i>Check Total</i> <u>\$50.00</u>							
CHECK # 300191							
002	11/14/25	WITHLACOOCHEE RIVER	102825-5883-ACH	ACCT# 1265883 9/23/25-10/23/25	Electricity - Gate	543031-53904	\$49.09
<i>Check Total</i> <u>\$49.09</u>							
CHECK # 300204							
002	11/17/25	CHARTER COMMUNICATIONS	102825-4149	ACCT# 8337130011294149 10/28-11/27/25	Communication - Telephone	541003-53904	\$50.00
<i>Check Total</i> <u>\$50.00</u>							
Fund Total <u>\$2,302.37</u>							

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - PREAKNESS GATE - 003

CHECK # 100235

003 11/18/25 TIME ON TARGET PRO SECURITY 1502446136272	Preakness Gate Operator Replacement	R&M-Gate	546034-53904	\$5,710.70
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Check Total \$5,710.70

CHECK # 100240

003 11/18/25 ADVANCED ENERGY SOLUTIONS 12735	Preakness Gate Repair	Gate Repair	546034-53904	\$180.00
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Check Total \$180.00

CHECK # 300192

003 11/14/25 WITHLACOCHEE RIVER	102825-5871-ACH	ACCT# 1265871 9/23/25-10/23/25	Electricity - Gate	543031-53904	\$50.39
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Check Total \$50.39

Fund Total **\$5,941.09**

SERIES 2021 DEBT SERVICE FUND - 208

CHECK # 9863

208 11/18/25 LEXINGTON OAKS CDD	11072025-208B	TRANSFER ASSESSMENTS COLLECTIONS FY2025-26 TO US BANK	Due From Other Funds	131000	\$5,105.80
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Check Total \$5,105.80

CHECK # 9864

208 11/18/25 LEXINGTON OAKS CDD	11072025-208A	TRANSFER ASSESSMENT COLLECTIONS FY2025-26 TO US BANK	TRANSFER ASSESSMENTS COLLECTIONS FY2025-26 TO US BANK	131000	\$9,705.82
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Check Total \$9,705.82

CHECK # 9867

208 11/25/25 LEXINGTON OAKS CDD	1112025-208B	TRANSFER ASSESSMENTS COLLECTIONS FY25-26 TO US BANK	Due From Other Funds	131000	\$14,837.58
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Check Total \$14,837.58

CHECK # 9868

208 11/25/25 LEXINGTON OAKS CDD	1112025-208A	TRANSFER ASSESSMENTS COLLECTIONS FY25-26 TO US BANK	Due From Other Funds	131000	\$28,205.76
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Check Total \$28,205.76

Fund Total **\$57,854.96**

Total Checks Paid **\$172,504.37**