

# *Lexington Oaks Community Development District*

**February 19, 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, February 19, 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
  - B. Engineer's Report
  - C. Counsel's Report
  - D. Site Manager's Report
    - i. Landscape Report
    - ii. Irrigation Report
    - iii. Discussion of Festive Lighting Presentation
    - iv. Consideration of Precision Sidewalk Safety Proposal [Page 3]
    - v. Consideration of Proposal Pressure Logger [Page 17]
    - vi. Consideration of Proposal Irrigation Supplementation for reclaimed water [Page 19]
  - E. District Manager's Report
    - i. Discussion on Workshop Time Change [Page 22]
    - ii. Discussion of Inframark Agreement
- 6. Consent Agenda**
  - A. Minutes of January 22, 2026 Meeting (*Under Separate Cover*)
  - B. Review of the December 2025 Financials [Page 23]
- 7. Supervisors' Requests and Comments**
- 8. Adjournment**

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



## SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

# Lexington Oaks Community Development District



**PRECISION SIDEWALK SAFETY CORP • February 12<sup>th</sup>, 2026**

1202 SW 17<sup>th</sup> Street, Suite 201-122 • Ocala, FL 34471 • [www.precisionsidewalksafety.com](http://www.precisionsidewalksafety.com)  
Trent Kurkcu • (877) 799-6783 x 531

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It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.  
Any copying or unauthorized disclosure of this information is prohibited.

PREPARED FOR:

## Lexington Oaks Community Development District • Wesley Chapel, FL

- Mr. Todd Wilhelmi, Site Manager
- Members of Lexington Oaks CDD Board of Directors

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

### Site Review Summary

**PSSC previously completed work with Lexington Oaks Community Development District (CDD) in November 2025, removing 418 hazards meeting the community's selected height specifications in specified areas of the District, while saving Lexington Oaks an estimated \$179,270 compared to demolishing and replacing the panels the repairs were made on.** As requested, PSSC once again visited Lexington Oaks CDD to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC met with Mr. Wilhelmi and the Board of Directors to discuss what is important to the District and to understand specifications and boundaries for this project. PSSC was directed to identify and price all changes in level measuring  $\frac{1}{4}$ " to 2" high that our company can repair on sidewalks in the "Common Areas" of the District, described by Mr. Wilhelmi as Lexington Oaks Boulevard from the intersection of Wesley Chapel Boulevard to Flying Ebony Lane and additional common areas throughout the District identified on the map provided to PSSC.

A review of the specified sidewalks was subsequently completed to estimate the number of hazards present and their sizes (see map on page 4 for boundaries). As instructed, hazards on all other sidewalks throughout the District were not reviewed and are not included in this proposal. The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

**Changes in level measuring  $\frac{1}{4}$ " – 2" in height throughout the specified areas in Lexington Oaks CDD were inventoried and a total of 539 hazards meeting the specifications were observed.**

The identified hazards in Lexington Oaks CDD include some locations previously repaired by PSSC which must be repaired once again since the panels have been affected by aggressive tree root activity or ground settlement (see Figure 5 in Photo Examples). To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed in order to completely eliminate the hazard (see Figure 1 below). For example, if the original hazard was  $\frac{1}{2}$ " high (4/8") and is now raised another  $\frac{3}{8}$ ", the new hazard would have to be repaired as a  $\frac{7}{8}$ " high hazard, going further back on the panel.

**Figure 1: Repair Area for Initial Repair and Re-repair**



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PSSC calculates pricing based on the amount of concrete we remove in order to achieve the proper slope. For improved accuracy on height averages, our technicians measure 6 feet long or less hazards. For panels on Lexington Oaks Boulevard wider than 6 feet, two measurements were taken if the hazard was longer than 6 feet (see Figure 2 below).

**Figure 2: Panels Over 6 Feet Wide**

Hazard #1 width = 6 feet



Sidewalk width = 8 feet

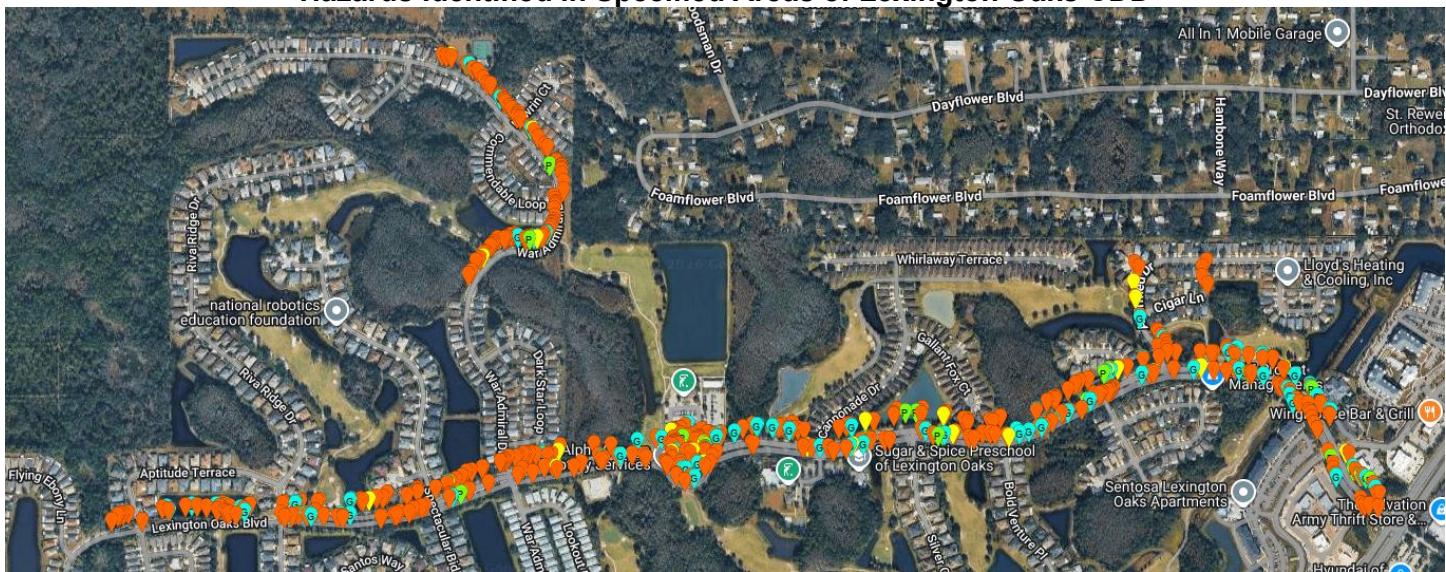
Previous repairs utilizing a grinder have been attempted throughout the District (see Figures 6 and 7 in Photo Examples below). These locations that have a change in level meeting the requested height specification are **included** in this proposal since they will need to be repaired again by PSSC to remove the remaining portions of the hazard and provide the proper slope. To meet slope requirements for each repair, PSSC must consider both the past measurements of the concrete that has been removed and the new amount that must be removed to eliminate the hazard.

This location is an ideal application for our precision concrete cutting repair method. The service will allow Lexington Oaks CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or “credits” for properties with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact quantity, measurement and location of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the price provided is a “not to exceed” estimate



## Hazards Identified in Specified Areas of Lexington Oaks CDD



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Turquoise Pin** designates hazards previously repaired utilizing a grinder; these locations must be repaired once again by PSSC in order to completely remove the hazard and provide the proper slope. The **Green Pin** designates locations previously repaired by PSSC which must be repaired again due to aggressive tree root activity or ground settlement.

### Methodology – Preparing This Estimate

1. PSSC conducted a census of hazards that we can repair on the property's specified sidewalks; the hazards were then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
📍 Least Severe	1/4 inch
📍 Severe	3/8 inch to 1/8 inch
📍 Most Severe	1 inch to 2 inches

2. An estimate of the volume of concrete needing to be removed for each category was prepared based on our experience & process-specific data base.
3. A “not to exceed” bid was prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs to not exceed 2 inches in height because removing more concrete than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative means of remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **During the review, panels with multiple cracks and missing pieces (see Figure 8) and hazards on panels previously repaired using a grinder that have insufficient material for another repair to be made were observed (see Figure 9).** Since PSSC does not provide demolition and replacement, locations like these are **EXCLUDED** from this proposal.

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Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases, where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.

Our initial review identified **539 PSSC-repairable hazards measuring 1/4" – 2" in height** on the sidewalks throughout the specified areas at Lexington Oaks CDD (shown in Table 1 below)

**TABLE 1: LEXINGTON OAKS CDD SPECIFIED AREAS 539 TRIP HAZARDS  
MEASURING 1/4" – 2" BY HEIGHT CATEGORIES**

LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Lexington Oaks Boulevard and Common Areas	132	407	0	<b>539</b>
<b>TOTALS</b>				

## Photo Examples

**Figure 3**



Example of a 1/4-inch high "Least Severe" hazard on Lexington Oaks Boulevard. These are often the hazards that people catch their toe on, as they do not notice them.



**Figure 4**

Example of a  $\frac{1}{2}$ -inch high "Severe" hazard located on Lexington Oaks Boulevard.


**Figure 5**


Example of a hazard on Lexington Oaks Boulevard previously repaired by PSSC. Hazard must be repaired once again due to aggressive tree root activity or ground settlement.

**Figure 6**

Example of location on Lexington Oaks Boulevard previously "flattened out" with a grinder leaving a  $\frac{3}{8}$  inch "Severe" hazard. Locations like this will be repaired properly by PSSC to remove remaining portions of the hazards and provide a proper slope.




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**Figure 7**


Example of a location on Lexington Oaks Boulevard previously “flattened out” with a grinder, severely damaging the adjacent panel and additional portions of the repaired panel.

**Figure 8**


Example of panels on Lexington Oaks Boulevard that are severely broken. All locations such as this are **excluded** from this proposal.

**Figure 9**


Example of a panel on Lexington Oaks Boulevard where a previous repairs attempt was made with a grinder that has insufficient depth of material to make a properly sloped repair. All locations such as this are **excluded** from this proposal.



## Pricing Summary

Pricing for two different height specification options for the hazards identified in Table 1 is provided in Table 2 below. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope, however **the price provided is a “not to exceed” price**.

PSSC proposals are valid for 90 days, but if the signed authorization to repair hazards meeting one of the height specification options provided is returned to PSSC by **February 20<sup>th</sup>, 2026** PSSC will extend a discounted rate. **Contingent on authorizing the work before February 20<sup>th</sup>, PSSC will commence the work on February 23<sup>rd</sup>, weather permitting.** If the District chooses to do only a portion of the work, no discount will be applied. If the signed authorization is received after February 20<sup>th</sup> but before the 90-day expiration, the standard price will apply. **The 90-day rate is valid through May 13<sup>th</sup>, 2026.**

**TABLE 2: PRICING FOR HAZARDS IN SPECIFIED AREAS OF LEXINGTON OAKS CDD**

Height Specification	Hazard Count	February 20 <sup>th</sup> Authorization Price	May 13 <sup>th</sup> Authorization Price
1/4"-2"	539	\$41,820	\$47,089
3/8"-2"	407	\$34,203	\$39,605

Precision Sidewalk Safety estimates that the work to repair all hazards identified can be completed in 4 - 5 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. We request that the District make arrangements for all vehicles to be moved away from the driveways and sidewalks in order for our crew to make the repairs. **We also require that a representative of the property review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

**Figure 10: Precision Sidewalk Safety Work Example**



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## Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

**TABLE 3: REPAIR METHOD COMPARISON FOR LEXINGTON OAKS CDD**

METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	4-5 Days	None
Grinding	No	1 Month	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	2-3 Months	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

### Grinding

Although grinding is sometimes used for the removal of trip hazards at private properties, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 10 shows results from a typical grind.

**Figure 10: Typical Results from a Grinder**



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## Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days, and cars sometimes need to be moved. Incidental damages to landscaping can occur.

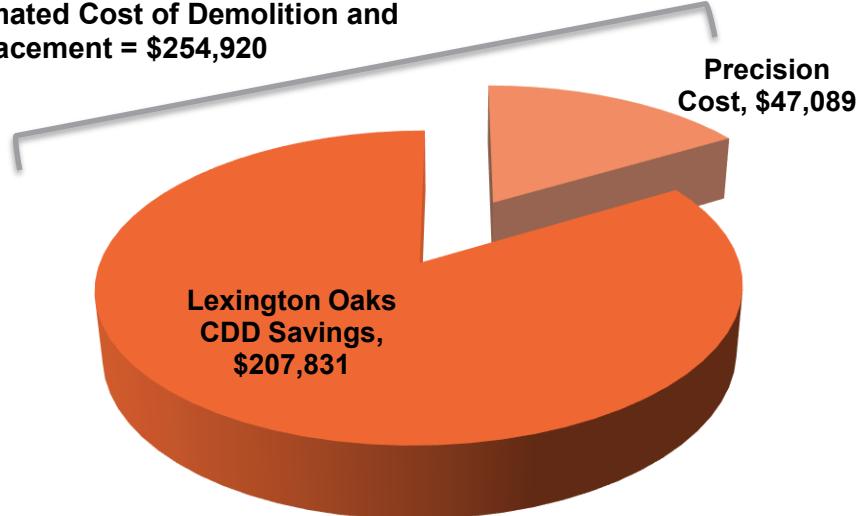
Based upon various panel sizes totaling approximately 12,746 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace 539 panels is **\$254,920**. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed price to repair all PSSC-repairable hazards measuring  $\frac{1}{4}$ ” – 2” in the specified areas of the District, the maximum cost for PSSC repairs is \$47,089 which is an **estimated savings of \$207,831 or 82%**. This comparison assumes that only one panel would be demolished and replaced, which is usually not the case since replacing slabs often requires a “run” of two to five slabs. The *actual* cost for demolition and replacement would likely be two to three times this amount.

## **COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT**

**Estimated Cost of Demolition and Replacement = \$254,920**



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## Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Lexington Oaks CDD would achieve the following environmental savings:

### Natural Resources Saved:

- approximately **288 tons** of waste concrete from removal and placement in landfills (est. **4,244 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

### Fossil fuels saved: estimated **516 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **288 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

### Prevented release of Carbon Dioxide gas: estimated **4.63 Metric Tons**

## Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards meeting the community selected height specification that PSSC can repair on the sidewalks in specified areas of Lexington Oaks CDD.

The following special conditions are included in this proposal for the hazards identified in Table 1:

- Only the hazards within the specified areas of the District
- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple cracks(s) which are otherwise “stable” and “intact”
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Access ramps that transition sidewalk to crosswalk

The following special conditions are not currently included in this proposal:

- Hazards greater than 2" or on panels that are too broken for repair or are hollow underneath

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## **Safety:**

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

## **Insurance and Incorporation:**

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, worker's compensation, and auto insurance will be provided as requested.

## **Protection Under U.S. Patent and Trademark Laws:**

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

<b>U.S. Pat. No. 6,896,604</b>	<b>U.S. Pat. No. 6,827,074</b>
<b>U.S. Pat. No. 7,143,760</b>	<b>U.S. Pat. No. 7,402,095</b>
<b>U.S. Pat. No. 7,000,606</b>	<b>U.S. Pat. No. 7,201,644</b>

## **About Precision Sidewalk Safety Corporation:**

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs.

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# EXHIBIT A: Excerpts from ADA Guidelines

**Federal Register / Vol. 56. No. 144 / Friday, July 26, 1991 / Rules and Regulations**

## **Federal Regulations on Trip Hazard Removal**

### **Part III**

### **Department of Justice**

#### **Office of the Attorney General**

**28 CFR Part 36  
Nondiscrimination on the Basis of  
Disability Public Accomodations and in  
Commercial Facilities; Final rule**

### **4.5 Ground and Floor Surfaces**

**Excerpts from Federal Register**

**4.5.2 Changes in Level.** Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

**4.7.2 Slope.** Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

**4.8.2 Slope and Rise.** The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

**3 – a – 1.** A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

**3 – a – 1.** A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.

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## AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards using the community selected height specification that PSSC's method is able to repair in the specified areas of the District as identified in Proposal FLP-AF-288. <b>Please write in the selected height specification and fill in the authorization date, then complete invoice information in the approved by / billing info table below.</b>		
CUSTOMER	<b>LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT</b>		
COST	HEIGHT SPECIFICATION:	PRICE:	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed, or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO  (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs.

Every effort will be made to accommodate the requested start date.

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Proposal #826

Date: 2/5/2026

**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

## Bluetooth Pressure Logger installation - Main Line

This proposal is for the Bluetooth pressure logger installation in main line.

Includes: Parts & Labor

### Irrigation Installation

#### Irrigation Installation

Irrigation Installation Price:	\$1,050.00
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<b>Subtotal</b>	\$1,050.00
<b>Estimated Tax</b>	\$0.00
<b>Total</b>	<b>\$1,050.00</b>

## Terms & Conditions

By *Christopher Zotti*  
Christopher Zotti  
Date 2/5/2026  
\_\_\_\_\_  
Ballenger Landcare Inc

By \_\_\_\_\_  
\_\_\_\_\_  
Date  
Lexington Oaks CDD



**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

## Well & Pump installation - Connection and irrigation relocation to supplement reclaim water

This proposal is for the Well & Pump installation - Connection and irrigation relocation to supplement Reclaim water

### Well & Pump Installation

Well Drilling - 5" Proposed Feet Drilled +/- 250 ft

Well Casing - 5" Galvanized Steel Proposed Feet Installed +/- 105

Permits, Mobilization, Well Development, Pump Installation and Tuning

Pump Package- System will produce up to 95 GPM @ 60 PSI

84' - 2" Galvanized Steel TNC Drop Pipe

90' - 10/3 AWG Double Jacketed Submersible Pump Wire with Ground

5"x2" Stainless Steel Well Seal

Grundfos Smartflo 75 VFD - 7.5HP 230V 1PH or 3PH Input / 230V 3PH Output

Grundfos 7.5HP 230V 3 PH Stainless Steel Submersible Motor

Grundfos 77S75-15 All Stainless Steel Submersible Pump

Grundfos 1/2" Stainless Steel Pressure Transducer - 4-20ma | 0-120 PSI

Challenger 20 Gallon Pressure Tank

2" Stainless Steel Constant Pressure Manifold

2" Stainless Steel Ball Valve

2" Stainless Steel Liquid Filled Pressure Gauge

1" Stainless Steel Braided Accessory Hose with 45 degree swivel fitting

3/4" Stainless Steel Pressure Relief Valve (100 PSI)

3/4" Stainless Steel Hose Bibb

24"x24" Diversitech Equipment Pad

4"x4"x8' Reinforced Concrete Post

\*Labor and Materials have a 1 year warranty

### **Irrigation connection , Relocation & redesign**

Includes Connections to Well & Pump system as well as relocation or redesign zones.

250 ft of 6" pipe

All connections, couplers & 90'.

### **Well & Pump Installation**

#### **PMP - Well & Pump Installation**

**PMP - Well & Pump Installation Price:** **\$35,000.00**

#### **Irrigation Enhance**

**Irrigation Enhance Price:** **\$27,600.68**

**Subtotal** **\$62,600.68**

**Estimated Tax** **\$0.00**

**Total** **\$62,600.68**

## Terms & Conditions

By Christopher Zotti  
Christopher Zotti  
Date 2/5/2026  
\_\_\_\_\_  
Ballenger Landcare Inc

By \_\_\_\_\_  
\_\_\_\_\_  
Date  
Lexington Oaks CDD

**NOTICE OF WORKSHOP TIME CHANGE  
LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Lexington Oaks Community Development District will be held on the first Thursday of each month at 8:00 a.m. at the Lexington Oaks Community Center, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida, 33544.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega  
Manager

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

- Total revenues are currently at 86.06% of the annual budget. 90.14% of special assessments have been collected through December.
- Total expenditures are at approximately 30.04% of the annual budget.

**Variance Analysis**

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<b><u>Administration</u></b>				
ProfServ-Special Assessment	\$13,310	\$13,310	100%	Inframark - assessment/revenue collection services.
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.
<b><u>Field</u></b>				
Insurance-Property	\$31,060	\$33,647	92%	EGIS Insurance Advisors - premium paid for FY 2026.
R&M-Irrigation	\$28,516	\$30,000	95%	Ballenger Landcare - irrigation repairs \$3,256; other miscellaneous repairs.
R&M-Mulch	\$22,792	\$22,040	103%	Southeast Spreading Company - mulch installation pine bark.
R&M-Annuals	\$11,150	\$26,250	42%	Yellowstone Landscape - annual installation.
<b><u>Utilities</u></b>				
Contracts-Solid Waste Service	\$1,284	\$1,735	74%	Waste Connections of FL - services for solid waste.
<b><u>Parks and Recreation</u></b>				
Workers Compensation	\$4,395	\$8,490	52%	EGIS Insurance Advisors - premium paid for FY 2026.
Contract-Security Alarms	\$1,498	\$1,000	150%	Time on Target Pro Security - security monitoring \$1,360; other monitoring fees.
R&M-Clubhouse	\$9,110	\$20,000	46%	Advanced Energy Solutions - repair electrical devices and panels \$3,706; other miscellaneous supplies and repairs.
R&M-Pools	\$5,387	\$15,000	36%	Brennick Brothers - repair pool heater, installed air bleeders \$4,372; Cooper Pools - install separation tank \$300; other miscellaneous supplies and repairs.
Holiday Lighting & Decorations	\$10,334	\$6,000	172%	FLP - lighting and holiday decorations.
<b><u>Reserves</u></b>				
Reserve - Boundary Walls/Fences/Monuments	\$68,615	\$20,000	343%	Superior Sealers - barrier wall repair.
Reserve - Parks	\$23,985	\$30,000	80%	Superior Sealers - resurface basketball court.
Reserve - Ponds & Drainage	\$49,000	\$100,000	49%	Finn Outdoor - pond bank repair.



# *Lexington Oaks Community Development District*

*Financial Report*

*December 31, 2025*

## CLEAR PARTNERSHIPS



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**LEXINGTON OAKS**  
Community Development District

**Financial Statements**  
(Unaudited)

**December 31, 2025**

**Balance Sheet**  
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 2,617,332	\$ -	\$ -	\$ -	\$ 2,617,332
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	142,666	231,118	282,522	656,306
Investments:					
Money Market Account	142,996	-	-	-	142,996
Prepayment Account B	-	-	-	40	40
Reserve Fund A	-	-	-	23,353	23,353
Reserve Fund B	-	-	-	12,245	12,245
Revenue Fund A	-	-	-	56,636	56,636
Revenue Fund B	-	-	-	22,600	22,600
Utility Deposits - TECO	855	-	-	-	855
<b>TOTAL ASSETS</b>	<b>\$ 2,763,442</b>	<b>\$ 142,666</b>	<b>\$ 231,118</b>	<b>\$ 397,396</b>	<b>\$ 3,534,622</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 20,572	\$ 50	\$ 12,798	\$ -	\$ 33,420
Accrued Expenses	3,500	-	-	-	3,500
Sales Tax Payable	100	7	-	-	107
Deposits	600	-	-	-	600
Due To Other Funds	656,306	-	-	-	656,306
<b>TOTAL LIABILITIES</b>	<b>681,078</b>	<b>57</b>	<b>12,798</b>	<b>-</b>	<b>693,933</b>

**Balance Sheet**  
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Deposits	855	-	-	-	855
<b>Restricted for:</b>					
Debt Service	-	-	-	397,396	397,396
<b>Assigned to:</b>					
Operating Reserves	361,129	1,183	1,180	-	363,492
Reserves - Boundary Walls/Fences/Monuments	28,952	-	-	-	28,952
Reserves - Clubhouse	55,000	-	-	-	55,000
Reserves - Fitness Center	34,915	-	-	-	34,915
Reserves - Gate	-	11,279	8,989	-	20,268
Reserves - Landscape	30,000	-	-	-	30,000
Reserves - Park	36,333	-	-	-	36,333
Reserves - Ponds & Drainage	34,300	-	-	-	34,300
Reserves - Pools	67,987	-	-	-	67,987
Reserves - Roadways	-	73,454	161,078	-	234,532
Reserves - Sidewalks	-	20,516	6,740	-	27,256
Reserves - Sidewalks & Irrigation	49,654	-	-	-	49,654
Reserves - Signs/Monuments/Fence	19,983	-	-	-	19,983
<b>Unassigned:</b>	<b>1,372,438</b>	<b>36,177</b>	<b>40,333</b>	<b>-</b>	<b>1,448,948</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,091,546</b>	<b>\$ 142,609</b>	<b>\$ 218,320</b>	<b>\$ 397,396</b>	<b>\$ 2,849,871</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,763,442</b>	<b>\$ 142,666</b>	<b>\$ 231,118</b>	<b>\$ 397,396</b>	<b>\$ 3,534,622</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending December 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	DEC-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 70,000	\$ 17,503	\$ 15,550	\$ (1,953)	22.21%	\$ 7,914
Room Rentals	20,000	4,997	2,210	(2,787)	11.05%	1,458
Interest - Tax Collector	2,234	560	229	(331)	10.25%	-
Special Assmnts- Tax Collector	1,845,499	1,634,642	1,663,550	28,908	90.14%	1,355,390
Special Assmnts- Discounts	(73,820)	(67,926)	(66,767)	1,159	90.45%	(54,128)
Other Miscellaneous Revenues	20,000	5,006	6,563	1,557	32.82%	6,677
<b>TOTAL REVENUES</b>	<b>1,883,913</b>	<b>1,594,782</b>	<b>1,621,335</b>	<b>26,553</b>	<b>86.06%</b>	<b>1,317,311</b>
<b>EXPENDITURES</b>						
<u>Administration</u>						
P/R-Board of Supervisors	24,000	6,000	6,600	(600)	27.50%	1,800
Payroll-Other	4,200	1,050	2,084	(1,034)	49.62%	759
FICA Taxes	2,157	539	505	34	23.41%	138
Unemployment Compensation	30	8	7	1	23.33%	2
ProfServ-Arbitrage Rebate	1,700	1,700	-	1,700	0.00%	-
ProfServ-Dissemination Agent	1,000	250	-	250	0.00%	-
ProfServ-Engineering	20,000	5,000	6,255	(1,255)	31.28%	4,575
ProfServ-Legal Services	30,000	7,500	2,968	4,532	9.89%	1,438
ProfServ-Mgmt Consulting	65,180	16,301	15,821	480	24.27%	5,274
ProfServ-Property Appraiser	150	150	-	150	0.00%	-
ProfServ-Special Assessment	13,310	13,310	13,310	-	100.00%	-
ProfServ-Trustee Fees	7,323	7,323	6,914	409	94.41%	-
ProfServ-Web Site Development	2,000	500	-	500	0.00%	-
Auditing Services	7,500	3,750	-	3,750	0.00%	-
Contract-Website Hosting	1,553	388	-	388	0.00%	-
Website Compliance	1,520	380	-	380	0.00%	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending December 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	DEC-25 ACTUAL
Postage and Freight	800	206	228	(22)	28.50%	44
Insurance - General Liability	17,607	17,607	17,183	424	97.59%	-
Printing and Binding	800	206	-	206	0.00%	-
Legal Advertising	2,000	500	92	408	4.60%	-
Misc-Bank Charges	1,100	275	-	275	0.00%	-
Misc-Property Taxes	2,000	2,000	-	2,000	0.00%	-
Misc-Assessment Collection Cost	36,910	32,293	31,936	357	86.52%	26,025
Misc-County Tax Bill	4,267	4,267	5,152	(885)	120.74%	-
Office Supplies	250	63	-	63	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>247,532</b>	<b>121,741</b>	<b>109,230</b>	<b>12,511</b>	<b>44.13%</b>	<b>40,055</b>
<b>Flood Control/Stormwater Mgmt</b>						
Contracts-Lake and Wetland	24,600	6,150	6,150	-	25.00%	2,050
Utility - Water & Sewer	-	-	3,500	(3,500)	0.00%	3,500
R&M-Lake	3,000	750	-	750	0.00%	-
R&M-Mitigation	2,500	625	-	625	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>30,100</b>	<b>7,525</b>	<b>9,650</b>	<b>(2,125)</b>	<b>32.06%</b>	<b>5,550</b>
<b>Field</b>						
Contracts-Landscape	204,974	51,245	51,243	2	25.00%	17,081
Contracts-Irrigation	25,272	6,318	-	6,318	0.00%	-
Insurance - Property	33,647	33,647	31,060	2,587	92.31%	-
R&M-Entry Feature	8,000	2,000	-	2,000	0.00%	-
R&M-Irrigation	30,000	7,500	28,516	(21,016)	95.05%	16,110
R&M-Mulch	22,040	5,510	22,792	(17,282)	103.41%	(308)
R&M-Plant Replacement	60,000	15,000	3,062	11,938	5.10%	-
R&M-Sidewalk Cleaning	12,000	3,000	-	3,000	0.00%	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending December 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	DEC-25 ACTUAL
R&M-Annuals	26,250	6,563	11,150	(4,587)	42.48%	11,150
R&M-Tree Replacement	10,000	2,503	-	2,503	0.00%	-
R&M-Tree Removal	65,000	16,250	1,400	14,850	2.15%	1,400
Misc-Contingency	150,000	37,500	-	37,500	0.00%	-
Capital Improvements	100,000	25,000	-	25,000	0.00%	-
<b>Total Field</b>	<b>747,183</b>	<b>212,036</b>	<b>149,223</b>	<b>62,813</b>	<b>19.97%</b>	<b>45,433</b>
<b><u>Utilities</u></b>						
Contracts-Solid Waste Services	1,735	434	1,284	(850)	74.01%	470
Communication - Teleph - Field	8,400	2,100	1,890	210	22.50%	810
Electricity - General	160,000	40,000	36,301	3,699	22.69%	11,754
Utility - Gas	50,000	12,500	9,615	2,885	19.23%	8,179
Utility - Water & Sewer	20,000	5,000	8,667	(3,667)	43.34%	40
<b>Total Utilities</b>	<b>240,135</b>	<b>60,034</b>	<b>57,757</b>	<b>2,277</b>	<b>24.05%</b>	<b>21,253</b>
<b><u>Parks and Recreation</u></b>						
Payroll-Salaries	120,000	30,000	29,355	645	24.46%	8,223
Payroll-Site Manager	75,289	18,823	20,186	(1,363)	26.81%	5,791
FICA Taxes	14,584	3,649	3,790	(141)	25.99%	1,072
Workers' Compensation	8,490	2,122	4,395	(2,273)	51.77%	-
Unemployment Compensation	200	50	-	50	0.00%	-
Contracts-Pools	45,000	11,250	7,500	3,750	16.67%	3,750
Contracts-Security Alarms	1,000	253	1,498	(1,245)	149.80%	1,429
Contracts-Sheriff	15,000	3,750	1,200	2,550	8.00%	1,200
Security Monitoring Services	9,000	2,250	-	2,250	0.00%	-
R&M-Clubhouse	20,000	5,006	9,110	(4,104)	45.55%	5,297
R&M-Parks	5,000	1,250	143	1,107	2.86%	17
R&M-Pools	15,000	3,750	5,387	(1,637)	35.91%	715

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending December 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	DEC-25 ACTUAL
R&M-Fitness Center	10,000	2,500	2,232	268	22.32%	839
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	1,250	1,708	(458)	34.16%	-
Holiday Lighting & Decorations	6,000	1,500	10,334	(8,834)	172.23%	5,167
Op Supplies - Clubhouse	18,000	4,500	1,649	2,851	9.16%	210
<b>Total Parks and Recreation</b>	<b>368,963</b>	<b>93,303</b>	<b>98,487</b>	<b>(5,184)</b>	<b>26.69%</b>	<b>33,710</b>
<b>Reserves</b>						
R&M-Boundary Walls/Fences/Monuments	20,000	20,000	68,615	(48,615)	343.08%	1,023
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	23,985	6,015	79.95%	23,985
Reserve - Pool	25,000	25,000	-	25,000	0.00%	-
Reserve-Ponds & Drainage	100,000	100,000	49,000	51,000	49.00%	-
Reserve-Sidewalks & Irrigation	20,000	20,000	-	20,000	0.00%	-
<b>Total Reserves</b>	<b>250,000</b>	<b>250,000</b>	<b>141,600</b>	<b>108,400</b>	<b>56.64%</b>	<b>25,008</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,883,913</b>	<b>744,639</b>	<b>565,947</b>	<b>178,692</b>	<b>30.04%</b>	<b>171,009</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	850,143	1,055,388	205,245	0.00%	1,146,302
Net change in fund balance	\$ -	\$ 850,143	\$ 1,055,388	\$ 205,245	0.00%	\$ 1,146,302
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,036,158</b>	<b>1,036,158</b>	<b>1,036,158</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,036,158</b>	<b>\$ 1,886,301</b>	<b>\$ 2,091,546</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending December 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	DEC-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 100	\$ 25	\$ -	\$ (25)	0.00%	\$ -
Special Assmnts- Tax Collector	27,949	23,355	25,193	1,838	90.14%	20,527
Special Assmnts- Discounts	(1,118)	(983)	(1,011)	(28)	90.43%	(820)
Gate Bar Code/Remotes	300	75	179	104	59.67%	113
<b>TOTAL REVENUES</b>	<b>27,231</b>	<b>22,472</b>	<b>24,361</b>	<b>1,889</b>	<b>89.46%</b>	<b>19,820</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	517	467	484	(17)	93.62%	394
<b>Total Administration</b>	<b>517</b>	<b>467</b>	<b>484</b>	<b>(17)</b>	<b>93.62%</b>	<b>394</b>
<b>Gatehouse</b>						
Communication - Telephone	600	150	50	100	8.33%	50
Electricity - Gate	550	138	148	(10)	26.91%	48
R&M-Gate	3,064	766	2,333	(1,567)	76.14%	-
<b>Total Gatehouse</b>	<b>4,214</b>	<b>1,054</b>	<b>2,531</b>	<b>(1,477)</b>	<b>60.06%</b>	<b>98</b>
<b>Reserves</b>						
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%	-
<b>Total Reserves</b>	<b>22,500</b>	<b>22,500</b>	<b>-</b>	<b>22,500</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>27,231</b>	<b>24,021</b>	<b>3,015</b>	<b>21,006</b>	<b>11.07%</b>	<b>492</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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	DEC-25 ACTUAL
Excess (deficiency) of revenues						
Over (under) expenditures	-	(1,549)	21,346	22,895	0.00%	19,328
Net change in fund balance	\$ -	\$ (1,549)	\$ 21,346	\$ 22,895	0.00%	\$ 19,328
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>121,263</b>	<b>121,263</b>	<b>121,263</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 121,263</b>	<b>\$ 119,714</b>	<b>\$ 142,609</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending December 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	DEC-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 500	\$ 125	\$ -	\$ (125)	0.00%	\$ -
Special Assmnts- Tax Collector	47,935	41,402	43,209	1,807	90.14%	35,205
Special Assmnts- Discounts	(1,917)	(1,742)	(1,734)	8	90.45%	(1,406)
Gate Bar Code/Remotes	200	50	-	(50)	0.00%	-
<b>TOTAL REVENUES</b>	<b>46,718</b>	<b>39,835</b>	<b>41,475</b>	<b>1,640</b>	<b>88.78%</b>	<b>33,799</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	917	828	829	(1)	90.40%	676
<b>Total Administration</b>	<b>917</b>	<b>828</b>	<b>829</b>	<b>(1)</b>	<b>90.40%</b>	<b>676</b>
<b>Gatehouse</b>						
Communication - Telephone	691	173	-	173	0.00%	-
Electricity - Gate	690	173	151	22	21.88%	50
R&M-Gate	2,420	605	5,891	(5,286)	243.43%	-
<b>Total Gatehouse</b>	<b>3,801</b>	<b>951</b>	<b>6,042</b>	<b>(5,091)</b>	<b>158.96%</b>	<b>50</b>
<b>Reserves</b>						
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	12,798	(6,798)	213.30%	12,798
<b>Total Reserves</b>	<b>42,000</b>	<b>42,000</b>	<b>12,798</b>	<b>29,202</b>	<b>30.47%</b>	<b>12,798</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>46,718</b>	<b>43,779</b>	<b>19,669</b>	<b>24,110</b>	<b>42.10%</b>	<b>13,524</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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	DEC-25 ACTUAL
Excess (deficiency) of revenues						
Over (under) expenditures	-	(3,944)	21,806	25,750	0.00%	20,275
Net change in fund balance	\$ -	\$ (3,944)	\$ 21,806	\$ 25,750	0.00%	\$ 20,275
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>196,514</b>	<b>196,514</b>	<b>196,514</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 196,514</b>	<b>\$ 192,570</b>	<b>\$ 218,320</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending December 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	DEC-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 741	\$ 741	0.00%	\$ 189
Special Assmnts- Tax Collector	379,124	342,327	341,745	(582)	90.14%	278,440
Special Assmnts- Discounts	(15,165)	(14,401)	(13,716)	685	90.45%	(11,120)
<b>TOTAL REVENUES</b>	<b>363,959</b>	<b>327,926</b>	<b>328,770</b>	<b>844</b>	<b>90.33%</b>	<b>267,509</b>
<b>EXPENDITURES</b>						
<u>Administration</u>						
Misc-Assessment Collection Cost	7,582	6,847	6,561	286	86.53%	5,346
<b>Total Administration</b>	<b>7,582</b>	<b>6,847</b>	<b>6,561</b>	<b>286</b>	<b>86.53%</b>	<b>5,346</b>
<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%	-
Interest Expense Series B	9,518	4,759	8,274	(3,515)	86.93%	-
<b>Total Debt Service</b>	<b>352,925</b>	<b>20,923</b>	<b>25,448</b>	<b>(4,525)</b>	<b>7.21%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>360,507</b>	<b>27,770</b>	<b>32,009</b>	<b>(4,239)</b>	<b>8.88%</b>	<b>5,346</b>
Excess (deficiency) of revenues						
Over (under) expenditures	3,452	300,156	296,761	(3,395)	8596.78%	262,163

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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	DEC-25 ACTUAL
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Contribution to (Use of) Fund Balance	3,452	-	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,452</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 3,452	\$ 300,156	\$ 296,761	\$ (3,395)	8596.78%	\$ 262,163
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>100,635</b>	<b>100,635</b>	<b>100,635</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 104,087</b>	<b>\$ 400,791</b>	<b>\$ 397,396</b>			

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Actual Thru	FY2026	Adopted	% of
	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	12/31/2025	Total	Budget	Budget
<b>Revenues</b>																
Interest - Investments	\$ 3,943	\$ 3,693	\$ 7,914	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 15,550	\$ 68,047	\$ 70,000	97%
Room Rentals	752	-	1,458	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	2,210	17,213	20,000	86%
Interest - Tax Collector	-	229	-	186	186	186	186	186	186	186	186	186	229	1,903	2,234	85%
Special Assmnts- Tax Collector	-	308,160	1,355,390	40,047	83,119	32,167	35,048	4,961	15,515	-	-	-	1,663,550	1,874,407	1,845,499	102%
Special Assmnts- Discounts	-	(12,639)	(54,128)	(2,786)	(2,611)	(497)	-	-	-	-	-	-	(66,767)	(72,661)	(73,820)	98%
Other Miscellaneous Revenues	287	(400)	6,677	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	6,563	21,558	20,000	108%
<b>Total Revenues</b>	<b>4,982</b>	<b>299,043</b>	<b>1,317,311</b>	<b>46,613</b>	<b>89,860</b>	<b>41,022</b>	<b>44,400</b>	<b>14,313</b>	<b>24,867</b>	<b>9,352</b>	<b>9,352</b>	<b>9,352</b>	<b>1,621,335</b>	<b>1,910,467</b>	<b>1,883,913</b>	<b>101%</b>
<b>Expenditures</b>																
<b>Administrative</b>																
P/R-Board of Supervisors	2,800	2,000	1,800	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	6,600	24,600	24,000	103%
Payroll-Other	755	569	759	350	350	350	350	350	350	350	350	350	2,084	5,233	4,200	125%
FICA Taxes	214	153	138	180	180	180	180	180	180	180	180	180	505	2,125	2,157	99%
Unemployment Compensation	3	2	2	3	3	3	3	3	3	3	3	3	7	34	30	113%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,700	0%
ProfServ-Dissemination Agent	-	-	-	83	83	83	83	83	83	83	83	83	-	747	1,000	75%
ProfServ-Engineering	-	1,680	4,575	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	6,255	21,258	20,000	106%
ProfServ-Legal Services	-	1,530	1,438	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,968	25,468	30,000	85%
ProfServ-Mgmt Consulting	5,274	5,274	5,274	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	15,821	64,701	65,180	99%
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	-	1,503	2,000	75%
Auditing Services	-	-	-	-	-	3,750	-	-	-	-	-	-	-	3,750	7,500	50%
Contract-Website Hosting	-	-	-	129	129	129	129	129	129	129	129	129	-	1,161	1,553	75%
Website Compliance	-	-	-	127	127	127	127	127	127	127	127	127	-	1,143	1,520	75%
Postage and Freight	98	86	44	66	66	66	66	66	66	66	66	66	228	822	800	103%
Insurance - General Liability	17,183	-	-	-	-	-	-	-	-	-	-	-	17,183	17,183	17,607	98%
Printing and Binding	-	-	-	66	66	66	66	66	66	66	66	66	-	594	800	74%
Legal Advertising	92	-	-	167	167	167	167	167	167	167	167	167	92	1,595	2,000	80%
Misc-Bank Charges	-	-	-	92	92	92	92	92	92	92	92	92	-	828	1,100	75%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Misc-Assessment Collection Cost	-	5,910	26,025	1,001	1,462	897	701	356	199	-	-	-	31,936	36,551	36,910	99%
Misc-County Tax Bill	-	5,152	-	-	-	-	-	-	-	-	-	-	5,152	5,152	4,267	121%
Office Supplies	-	-	-	21	21	21	21	21	21	21	21	21	-	189	250	76%
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
<b>Total Administrative</b>	<b>33,333</b>	<b>35,841</b>	<b>40,055</b>	<b>14,050</b>	<b>14,511</b>	<b>17,696</b>	<b>13,750</b>	<b>13,405</b>	<b>13,248</b>	<b>13,049</b>	<b>13,049</b>	<b>13,049</b>	<b>109,230</b>	<b>235,036</b>	<b>247,532</b>	<b>95%</b>

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Actual Thru	FY2026	Adopted	% of
	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	12/31/2025	Total	Budget	Budget
<b>Flood Control/Stormwater Mgmt</b>																
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	6,150	24,600	24,600	100%
Utility - Water & Sewer	-	-	3,500	-	-	-	-	-	-	-	-	-	3,500	3,500	-	0%
R&M-Lake	-	-	-	250	250	250	250	250	250	250	250	250	-	2,250	3,000	75%
R&M-Mitigation	-	-	-	208	208	208	208	208	208	208	208	208	-	1,872	2,500	75%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>2,050</b>	<b>2,050</b>	<b>5,550</b>	<b>2,508</b>	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	<b>9,650</b>	<b>32,222</b>	<b>30,100</b>	<b>107%</b>
<b>Field</b>																
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	51,243	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	-	18,954	25,272	75%
Insurance - Property	31,060	-	-	-	-	-	-	-	-	-	-	-	31,060	31,060	33,647	92%
R&M-Entry Feature	-	-	-	667	667	667	667	667	667	667	667	667	-	6,003	8,000	75%
R&M-Irrigation	3,586	8,820	16,110	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	28,516	51,016	30,000	170%
R&M-Mulch	-	23,100	(308)	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	22,792	39,325	22,040	178%
R&M-Plant Replacement	-	3,062	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	3,062	48,062	60,000	80%
R&M-Sidewalk Cleaning	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	9,000	12,000	75%
R&M-Annals	-	-	11,150	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	11,150	30,842	26,250	117%
R&M-Tree Replacement	-	-	-	833	833	833	833	833	833	833	833	833	-	7,497	10,000	75%
R&M-Tree Removal	-	-	1,400	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	1,400	50,153	65,000	77%
Misc-Contingency	-	-	-	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	-	112,500	150,000	75%
Capital Improvements	-	-	-	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	-	74,997	100,000	75%
<b>Total Field</b>	<b>51,727</b>	<b>52,063</b>	<b>45,433</b>	<b>59,462</b>	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	<b>149,223</b>	<b>684,381</b>	<b>747,183</b>	<b>92%</b>
<b>Utilities</b>																
Contracts-Solid Waste Services	408	406	470	145	145	145	145	145	145	145	145	145	1,284	2,589	1,735	149%
Communication - Teleph - Field	750	330	810	700	700	700	700	700	700	700	700	700	1,890	8,190	8,400	98%
Electricity - General	12,430	12,117	11,754	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	36,301	156,298	160,000	98%
Utility - Gas	123	1,312	8,179	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	9,615	47,117	50,000	94%
Utility - Water & Sewer	4,117	4,511	40	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	8,667	23,671	20,000	118%
<b>Total Utilities</b>	<b>17,828</b>	<b>18,676</b>	<b>21,253</b>	<b>20,012</b>	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	<b>57,757</b>	<b>237,865</b>	<b>240,135</b>	<b>99%</b>
<b>Parks and Recreation</b>																
Payroll-Salaries	12,605	8,526	8,223	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	29,355	119,354	120,000	99%
Payroll-Site Manager	8,603	5,791	5,791	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	20,186	76,651	75,289	102%
FICA Taxes	1,622	1,095	1,072	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	3,790	14,724	14,584	101%
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	-	153	200	77%

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

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Actual Thru	FY2026	Adopted	% of
	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	12/31/2025	Total	Budget	Budget
Contracts-Pools	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	7,500	41,250	45,000	92%
Contracts-Security Alarms	69	-	1,429	83	83	83	83	83	83	83	83	83	1,498	2,245	1,000	225%
Contracts-Sheriff	-	-	1,200	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,200	12,450	15,000	83%
Security Monitoring Services	-	-	-	750	750	750	750	750	750	750	750	750	-	6,750	9,000	75%
R&M-Clubhouse	3,813	-	5,297	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	9,110	24,104	20,000	121%
R&M-Parks	126	-	17	417	417	417	417	417	417	417	417	417	143	3,896	5,000	78%
R&M-Pools	4,672	-	715	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	5,387	16,637	15,000	111%
R&M-Fitness Center	628	765	839	833	833	833	833	833	833	833	833	833	2,232	9,729	10,000	97%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	0%
Security Enhancements	-	1,708	-	417	417	417	417	417	417	417	417	417	1,708	5,461	5,000	109%
Holiday Lighting & Decorations	5,167	-	5,167	500	500	500	500	500	500	500	500	500	10,334	14,834	6,000	247%
Op Supplies - Clubhouse	1,439	-	210	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,649	15,149	18,000	84%
<b>Total Parks and Recreation</b>	<b>43,139</b>	<b>21,635</b>	<b>33,710</b>	<b>32,045</b>	<b>29,922</b>	<b>32,045</b>	<b>29,922</b>	<b>29,922</b>	<b>32,045</b>	<b>29,922</b>	<b>29,922</b>	<b>29,922</b>	<b>98,487</b>	<b>374,151</b>	<b>368,963</b>	<b>101%</b>
<b>Total Expenditures</b>	<b>148,077</b>	<b>130,265</b>	<b>146,001</b>	<b>128,077</b>	<b>126,415</b>	<b>131,723</b>	<b>125,654</b>	<b>125,309</b>	<b>127,275</b>	<b>124,953</b>	<b>124,953</b>	<b>124,953</b>	<b>424,347</b>	<b>1,563,655</b>	<b>1,633,913</b>	<b>96%</b>
<b>Reserves</b>																
R&M-Boundary Walls/Fences/Monuments	67,592	-	1,023	-	-	-	-	-	-	-	-	-	68,615	68,615	20,000	343%
Reserve - Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Reserve - Fitness Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Reserve - Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
Reserve - Parks	-	-	23,985	-	-	-	-	-	-	-	-	-	23,985	23,985	30,000	80%
Reserve - Pool	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	0%
Reserve-Ponds & Drainage	-	49,000	-	-	-	-	-	-	-	-	-	-	49,000	49,000	100,000	49%
Reserve-Sidewalks & Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
<b>Total Reserves</b>	<b>67,592</b>	<b>49,000</b>	<b>25,008</b>	<b>-</b>	<b>-	-	-	-	-	-	-	-	141,600</b>	<b>141,600</b>	<b>250,000</b>	<b>57%</b>
<b>Total Expenditures &amp; Reserves</b>	<b>215,669</b>	<b>179,265</b>	<b>171,009</b>	<b>128,077</b>	<b>126,415</b>	<b>131,723</b>	<b>125,654</b>	<b>125,309</b>	<b>127,275</b>	<b>124,953</b>	<b>124,953</b>	<b>124,953</b>	<b>565,947</b>	<b>1,705,255</b>	<b>1,883,913</b>	<b>91%</b>
Excess (deficiency) of revenues Over (under) expenditures	\$ (210,687)	\$ 119,778	\$ 1,146,302	\$ (81,464)	\$ (36,555)	\$ (90,701)	\$ (81,254)	\$ (110,996)	\$ (102,408)	\$ (115,601)	\$ (115,601)	\$ (115,601)	1,055,388	205,212	-	0%
<b>Fund Balance, Beginning (Oct 1, 2025)</b>														<b>1,036,158</b>	<b>1,036,158</b>	<b>1,036,158</b>
<b>Fund Balance, Ending</b>														<b>\$ 2,091,546</b>	<b>\$ 1,241,370</b>	<b>\$ 1,036,158</b>

**LEXINGTON OAKS**

Community Development District

**Supporting Schedules**

**December 31, 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
Allocation %					100.00%	80.22%	1.21%	2.08%	10.80%
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
12/05/25	\$ 1,367,398	\$ 58,137	\$ 27,906	\$ 1,453,441	\$ 1,165,971	\$ 17,658	\$ 30,285	\$ 156,959	\$ 82,568
12/11/25	\$ 195,509	\$ 8,283	\$ 3,990	\$ 207,782	\$ 166,685	\$ 2,524	\$ 4,329	\$ 22,439	\$ 11,804
12/18/25	\$ 26,741	\$ 1,053	\$ 546	\$ 28,339	\$ 22,734	\$ 344	\$ 590	\$ 3,060	\$ 1,610
<b>TOTAL</b>	<b>\$ 1,950,660</b>	<b>\$ 83,228</b>	<b>\$ 39,809</b>	<b>\$ 2,073,698</b>	<b>\$ 1,663,550</b>	<b>\$ 25,193</b>	<b>\$ 43,209</b>	<b>\$ 223,942</b>	<b>\$ 117,804</b>
% COLLECTED					90.14%	90.14%	90.14%	90.14%	90.14%
<b>TOTAL OUTSTANDING</b>					<b>\$ 226,809</b>	<b>\$ 181,949</b>	<b>\$ 2,756</b>	<b>\$ 4,726</b>	<b>\$ 24,493</b>
									<b>\$ 12,885</b>

**Cash and Investment Report**  
**December 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%	\$ 87,082
Government Interest Checking	Valley National Bank	0201	n/a	3.82%	\$ 2,530,249
					<b>Subtotal</b> <u><u>\$ 2,617,332</u></u>
Public Funds Money Market Account	BankUnited	8441	n/a	3.60%	\$ 142,996
					<b>GF Subtotal</b> <u><u>\$ 2,760,328</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	3.50%	40
Series 2021 Reserve Fund A	US Bank	8005	n/a	3.50%	23,353
Series 2021 Reserve Fund B	US Bank	6005	n/a	3.50%	12,245
Series 2021 Revenue Fund A	US Bank	8000	n/a	3.50%	56,636
Series 2021 Revenue Fund B	US Bank	6000	n/a	3.50%	22,600
					<b>Subtotal</b> <u><u>\$ 114,874</u></u>
					<b>Grand Total</b> <u><u>\$ 2,875,202</u></u>

# Bank Account Statement

Lexington Oaks CDD

**Bank Account No.** 0201  
**Statement No.** 12-25

**Statement Date** 12/31/2025

<b>G/L Account No. 101002 Balance</b>	2,530,249.38	<b>Statement Balance</b>	2,570,763.65
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	2,570,763.65
<hr/>			
<b>Subtotal</b>	2,530,249.38	<b>Outstanding Checks</b>	-40,514.27
<b>Negative Adjustments</b>	0.00	<hr/>	
<hr/>		<b>Ending Balance</b>	2,530,249.38
<b>Ending G/L Balance</b>	2,530,249.38		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
05/07/2024	Payment	9485	JOSE JIMENEZ	Payment of Invoice 017336			-300.00
05/29/2025	Payment	9788	PASCO COUNTY	Check for Vendor V00092			-125.00
09/30/2025	Payment	9842	DOMINGA PONCE	Payment of Invoice 018393			-300.00
10/03/2025	Payment	300165	CHARTER	Inv: 294172050625-ach			-361.22
10/03/2025	Payment	300166	CHARTER	Inv: 1294172060625-ACH			-359.54
11/17/2025	Payment	300197	CHARTER	Inv: 1294156103025-ACH			-140.00
11/25/2025	Payment	9869	TIME ON TARGET	Payment of Invoice 018495			-1,707.51
12/02/2025	Payment	9874	KIMBERLY KOENIG	Payment of Invoice 018518			-900.00
12/30/2025	Payment	100249	BRLETIC DVORAK,	Inv: 2226			-1,575.00
12/30/2025	Payment	100250	COOPER POOLS INC	Inv: 2025-1505, Inv: 2025-			-4,465.00
12/30/2025	Payment	100252	YELLOWSTONE	Inv: 1048411, Inv: 1054539			-28,231.00
12/30/2025	Payment	100253	DANIEL STROUS	Inv: 1074			-2,050.00
<b>Total Outstanding Checks</b>							
							-40,514.27



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

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

## Account Statement

### GOVERNMENT CHECKING - XXXXXX0201

SUMMARY FOR THE PERIOD: 12/01/25 - 12/31/25

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$1,169,319.55		\$1,603,628.96		\$202,184.86		\$2,570,763.65

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,169,319.55
12/01	ACH DEBIT SPECTRUM SPECTRUM 251201	-\$110.00		\$1,169,209.55
12/02	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100241*2512 01*INFRAMARK LLC\1 94527647\151664039 \194527647	-\$18,583.50		\$1,150,626.05
12/02	ACH DEBIT SPARK ENERGY LLC BILLPAYMNT 251202	-\$808.21		\$1,149,817.84
12/02	CHECK 9865	-\$920.03		\$1,148,897.81
12/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100247*2512 02*INFRAMARK LLC\1 94629639\151722496 \194629639	-\$14.80		\$1,148,883.01
12/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100244*2512 02*FEDEX\194629602 \151770338\1946296 02	-\$71.44		\$1,148,811.57
12/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100246*2512 02*FITNESS LOGIC\1 94629627\151722490 \194629627	-\$145.00		\$1,148,666.57
12/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100245*2512 02*ADVANCED ENERGY SOLUTIONS\1946296 25\151722489\19462	-\$180.00		\$1,148,486.57





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**Account Number:**  
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**TRANSACTIONS (continued)**

<b>Date</b>	<b>Description</b>	<b>Withdrawals &amp; Other Debits</b>	<b>Deposits &amp; Other Credits</b>	<b>Balance</b>
12/04	CHECK 9870	-\$80.14		\$1,148,406.43
12/04	CHECK 9871	-\$3,309.45		\$1,145,096.98
12/04	CHECK 9867	-\$14,837.58		\$1,130,259.40
12/04	CHECK 9868	-\$28,205.76		\$1,102,053.64
12/05	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20251204 -001		\$1,367,397.53	\$2,469,451.17
12/05	ACH DEBIT ADP Tax ADP Tax 251205 RWF7W 120525A01	-\$194.00		\$2,469,257.17
12/05	ACH DEBIT ADP PAYROLL FEES ADP FEES 251205 928340342230	-\$379.56		\$2,468,877.61
12/05	ACH DEBIT ADP WAGE PAY WAGE PAY 251205 562061623248F7W	-\$883.50		\$2,467,994.11
12/05	CHECK 9866	-\$175.00		\$2,467,819.11
12/05	CHECK 9872	-\$49,000.00		\$2,418,819.11
12/08	CHECK 9873	-\$5,167.06		\$2,413,652.05
12/09	CHECK 9876	-\$900.00		\$2,412,752.05
12/09	CHECK 100242	-\$1,529.50		\$2,411,222.55
12/10	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251210	-\$39.25		\$2,411,183.30
12/10	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251210	-\$39.69		\$2,411,143.61
12/10	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251210	-\$293.01		\$2,410,850.60
12/10	ACH DEBIT PASCOBCCUTENT UTILITYPMT 251210	-\$1,255.70		\$2,409,594.90
12/11	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20251210 -002		\$2,649.09	\$2,412,243.99
12/11	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20251210 -001		\$192,859.41	\$2,605,103.40
12/11	ACH DEBIT SPECTRUM SPECTRUM 251211	-\$140.00		\$2,604,963.40
12/11	ACH DEBIT ADP Tax ADP Tax 251211 RWF7W 121225A01	-\$1,691.52		\$2,603,271.88
12/11	ACH DEBIT ADP WAGE PAY WAGE PAY 251211 300076077894F7W	-\$6,014.98		\$2,597,256.90
12/11	CHECK 100243	-\$9,345.10		\$2,587,911.80
12/12	ACH DEBIT WREC ELECTRIC 251212 0001265871	-\$49.56		\$2,587,862.24
12/12	ACH DEBIT ADP PAYROLL FEES ADP FEES 251212 929840273275	-\$189.78		\$2,587,672.46
12/12	ACH DEBIT WREC ELECTRIC 251212 0001265889	-\$43.75		\$2,587,628.71
12/12	ACH DEBIT WREC ELECTRIC 251212 0001265883	-\$48.40		\$2,587,580.31
12/12	ACH DEBIT	-\$213.87		\$2,587,366.44





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
12/12	WREC ELECTRIC 251212 0001265890			
12/12	ACH DEBIT	-\$301.89		\$2,587,064.55
12/12	WREC ELECTRIC 251212 0001265888			
12/12	ACH DEBIT	-\$1,194.36		\$2,575,870.19
12/12	WREC ELECTRIC 251212 0001265863			
12/15	CHECK 9875	-\$1,200.00		\$2,574,670.19
12/16	CHECK 9877	-\$23,985.00		\$2,550,685.19
12/17	ACH DEBIT	-\$50.00		\$2,550,635.19
	SPECTRUM SPECTRUM 251217			
12/18	ACH CREDIT		\$3,875.85	\$2,554,511.04
	PASCOTAX TAX ACC INVOICE GS20251217			
	-002			
12/18	ACH CREDIT		\$22,864.72	\$2,577,375.76
	PASCOTAX TAX ACC INVOICE GS20251217			
	-001			
12/19	ACH DEBIT	-\$189.78		\$2,577,185.98
	ADP PAYROLL FEES ADP FEES 251219			
	931839377354			
12/22	ACH DEBIT	-\$163.20		\$2,577,022.78
	ADP Tax ADP Tax 251222 RWF7W 122226A01			
12/22	ACH DEBIT	-\$698.80		\$2,576,323.98
	ADP WAGE PAY WAGE PAY 251222			
	934838787038F7W			
12/22	ACH DEBIT	-\$2,314.79		\$2,574,009.19
	TRUIST MC/VISA CCD CRDPMT 251219			
	80000104024			
12/23	ACH DEBIT	-\$1,614.88		\$2,572,394.31
	ADP Tax ADP Tax 251223 RWF7W 122426A01			
12/23	ACH DEBIT	-\$5,765.44		\$2,566,628.87
	ADP WAGE PAY WAGE PAY 251223			
	929741122547F7W			
12/26	ACH DEBIT	-\$419.97		\$2,566,208.90
	SPECTRUM SPECTRUM 251226			
12/26	ACH DEBIT	-\$470.11		\$2,565,738.79
	WASTE CONNECTION WEB_PAY 251226			
12/29	ACH DEBIT	-\$110.00		\$2,565,628.79
	SPECTRUM SPECTRUM 251229			
12/29	ACH DEBIT	-\$2,617.44		\$2,563,011.35
	TECO/PEOPLE GAS UTILITYBIL 251229			
12/30	REMOTE DEPOSIT		\$6,480.17	\$2,569,491.52
12/30	ACH DEBIT	-\$5,561.17		\$2,563,930.35
12/31	SPARK ENERGY LLC BILLPAYMNT 251230			
12/31	ACH DEBIT	-\$157.97		\$2,563,772.38
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100254*2512 30*BALLENGER LANDC			
	ARE INC\197177219\ 154727738\19717721			
12/31	ACH DEBIT	-\$489.47		\$2,563,282.91
	AVIDPAY SERVICE AVIDPAY			
	REF*CK*100251*2512 30*FITNESS LOGIC\1			
	97177221\154727739\197177221			
12/31	ACH DEBIT	-\$21.45		\$2,563,261.46





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#### TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	AVIDPAY SERVICE AVIDPAY REF*CK*100248*2512 30*FEDEX\197177251 \154775772\1971772 51			
12/31	INTEREST CREDIT		\$7,502.19	\$2,570,763.65
	<b>Ending Balance</b>			<b>\$2,570,763.65</b>

#### CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
12/02	9865	\$920.03	12/08	9873	\$5,167.06
12/05	9866	\$175.00	12/15	9875*	\$1,200.00
12/04	9867	\$14,837.58	12/09	9876	\$900.00
12/04	9868	\$28,205.76	12/16	9877	\$23,985.00
12/04	9870*	\$80.14	12/09	100242*	\$1,529.50
12/04	9871	\$3,309.45	12/11	100243	\$9,345.10
12/05	9872	\$49,000.00			

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

#### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$2,355,526.00	Annual % Yield Earned	3.82%
Year-to-Date Interest Paid	\$68,977.31	Interest Paid	\$7,502.19

#### OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00
<b>Total Return Fees</b>	\$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	Nov-25 10/23-11/21	Dec-25 11/21-12/20	Total
1265872	n/a	0158 737 011	Public Lighting	Public Lighting PL	\$ 8,627.69	\$ 8,579.66	\$ 8,579.66	\$ 25,787.01
1265875	48250181	0158 737 014	Clubhouse	26304 Lexington Oaks Blvd Cl	1,329.21	1,147.25	1,284.81	3,761.27
1265877	21396593	0158 737 016	Saratoga	War Admiral Dr N Entr	42.64	42.48	42.70	127.82
1265878	9346202	0158 737 017	Northampton	Spectacular Bid Dr N Entr	45.55	44.91	49.24	139.70
1265879	21396806	0158 737 018	Remington	Lexington Oaks Blvd Ent 33	48.45	48.08	49.98	146.51
1265880	23419059	0158 737 019	Pimlico	Gato Del Sol Ent-Gt	50.39	49.46	50.72	150.57
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	43.18	41.64	42.17	126.99
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	43.29	43.13	44.71	131.13
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	44.14	43.65	44.39	132.18
1265887	50187642	0158 737 026	Pool Heating	26304 Lexington Oaks Blvd	281.80	296.83	337.68	916.31
1265864	93039900	0158 737 002	DelMar	Affirmed Dr Ent 2	48.98	48.08	62.53	159.59
1265865	93039921	0158 737 003	Fairmount	Sea Hero Cir Ent 3	42.75	42.70	43.23	128.68
1265866	93039856	0158 737 004	Arlington	Seattle Slew Dr Ent 4	42.21	42.17	42.48	126.86
1265867	93039901	0158 737 005	Belmont	5439 Bold Venture Pl Ent 6	42.75	42.70	44.06	129.51
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.79	44.91	45.65	135.35
1265863	93040870	0158 737 001	Front Entrance	Lexington Oaks Blvd Sgn&Lt	599.60	593.81	638.55	1,831.96
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.07	42.90	43.33	129.30
<b>Subtotal</b>					\$ 11,420.49	\$ 11,194.36	\$ 11,445.89	\$ 34,060.74
1265888	40535597	0158 737 027	Fountain	26304 Lexington Oaks Blvd Fount	\$ 329.58	\$ 301.89	\$ 334.93	\$ 966.40
1265889	92695823	0158 737 028	Tennis Cts	War Admiral Dr Tn Cts	44.03	43.75	44.29	\$ 132.07
1265890	40534631	0158 737 029	Fitness Center	26304 Lexington Oaks Blvd	322.58	213.87	208.60	\$ 745.05
<b>Total 001-543006-53903</b>					<b>\$ 12,116.68</b>	<b>\$ 11,753.87</b>	<b>\$ 12,033.71</b>	<b>\$ 35,904.26</b>

**Withlacoochee River Electricity- Hawthorne Gate**

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	10/23-11/21	11/21-12/20	Total
1265883	33120623	0158 737 022	Hawthorne Entr	Spectacular Bid Dr Entry	\$ 49.09	\$ 48.40	\$ 50.19	\$ 147.68
<b>002-543031-53904</b>								

**Withlacoochee River Electricity- Preakness Gate**

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	10/23-11/21	11/21-12/20	Total
1265871	93039864	0158 737 010	Preakness Entr	Silver Charm Ter Ent #7	\$ 50.39	\$ 49.56	\$ 51.14	\$ 151.09
<b>003-543031-53904</b>								

**Verizon Wireless**

Account no.	Phone no.	Description	Description/Address	10/8-11/7	11/8-12/7	12/8-1/7	Total
820984375-00001	813-597-1288 / 813-486-3333	John Adams	John Adams	\$ 80.14			\$ 80.14
<b>001-541005-53903</b>							

**Spectrum Business**

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/10-11/9	11/10-12/9	12/10-1/9	Total
833713 001 1295609				26304 Lexington Oaks Blvd Office/Fitness	\$ 110.00	\$ 110.00	\$ 110.00	\$ 440.00
<b>001-541005-53903</b>								

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/30-10/29	10/30-11/29	11/30-12/29	Total
833713 001 1294156				5844 War Admiral Dr, Apt Camera	\$ 140.00	\$ 140.00	\$ 140.00	\$ 420.00
<b>001-541005-53903</b>								

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/06-11/05	11/6-12/5	12/6-1/5	Total
8337 13 001 1294172 <b>001-541005-53903</b>				Comm Fitness - TV/Internet/Voice	\$ 419.97	419.97	419.97	\$ 1,679.88
Account no.	Meter no.	Member ID No.	Description	Description/Address	10/23-11/22	11/23-12/22	12/23-1/22	Total
8337 13 001 1307180 <b>001-541005-53903</b>				26723 Lexington Oaks Blvd	\$ 140.00			\$ 140.00
<b>Subtotal</b>					\$ 890.11	\$ 669.97	\$ 669.97	\$ 2,760.02
<b>Spectrum Business</b>								
Account no.	Meter no.	Member ID No.	Description	Description/Address	9/28-10/27	10/28-11/27	11/28-12/27	Total
8337 13 01 1294149 <b>002-541003-53904</b>				5442 Spectacular Bid Dr, GTHS	\$ 50.00	\$ 50.00		\$ 100.00
Account no.	Meter no.	Member ID No.	Description	Description/Address	10/03-11/2	11/8-12/7	12/8-1/7	Total
8337 13 001 1684133 <b>003-541003-53904</b>				5443 Silver Charm Ter GTHS	\$ (91.81)	(51.81)	(11.81)	\$ (127.24)
<b>Pasco County Utilities Service</b>								
Account no.			Description	Description/Address	9/14-10/14	10/15-11/15	11/15-12/16	Total
0408090	13403643		0408090	0 War Admiral Dr	\$ 83.31	\$ 39.25	\$ 39.25	\$ 161.81
0408095	12560928		0408095	5801 War Admiral	2,088.71	293.01	293.01	2,674.73
0402235	09062139		0402235	26304 Lexington Oaks Blvd	709.36	1,255.70	1,595.06	3,560.12
<b>Pasco County Utilities Service</b>								
Account no.			Description	Description/Address	9/16-10/16	10/17-11/15	11/15-12/16	Total
0010320	08404808		0010320	26304 Lexington Oaks Blvd	\$ 41.16	39.69	15.68	\$ 96.53
<b>Total 001-543021-53903</b>					\$ 2,922.54	\$ 1,627.65	\$ 1,943.00	\$ 6,493.19
<b>TECO People Gas</b>								
Account no.			Description	Description/Address	9/27-10/30	10/31-11/27	11/28-12/30	Total
211008968748 <b>001-543019-53903</b>	ANX03059	211008968748		26304 Lexington Oaks Blvd Customer Svc 813-228-1010	\$ 504.28	\$ 2,617.44	\$ 3,543.02	\$ 6,664.74
<b>Spark Energy</b>								
Account no.			Description	Description/Address	9/28-10/27	10/28-11/29	11/30-12/29	Total
5100996699 <b>001-543019-53903</b>				26304 Lexington Oaks Blvd Customer Svc 888-425-9140	\$ 808.21	\$ 5,561.17	\$ 8,139.95	\$ 14,509.33
<b>Total</b>					\$ 1,312.49	\$ 8,178.61	\$ 11,682.97	\$ 21,174.07

# LEXINGTON OAKS

## Community Development District

## Check Register Summary

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

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

**CHECK # 100241**

001	12/01/25	INFRAMARK LLC	165610	Management Services DEC 2025	Assessment Services	531038-51301	\$13,310.00
001	12/01/25	INFRAMARK LLC	165610	Management Services DEC 2025	ADMIN FEES	531027-51201	\$5,273.50

**Check Total** \$18,583.50

**CHECK # 100242**

001	12/01/25	STRALEY ROBIN VERICKER	27509	Legal Service Through 10/31/25	LEGAL SERVICE	531023-51401	\$1,529.50
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**Check Total** \$1,529.50

**CHECK # 100243**

001	12/02/25	BALLENGER LANDCARE, INC	514	Irrigation Maintenance Agreement DEC25	R&M-Irrigation	546041-53901	\$2,106.00
001	12/02/25	BALLENGER LANDCARE, INC	525	Emergency Main Line Repair	R&M-Irrigation	546041-53901	\$2,289.10
001	12/02/25	BALLENGER LANDCARE, INC	495	Drip Install on Viburnum	R&M-Irrigation	546041-53901	\$4,950.00

**Check Total** \$9,345.10

**CHECK # 100244**

001	12/02/25	FEDEX	9-070-63011	FEDEX CHARGES	Postage and Freight	541006-51301	\$17.59
001	12/02/25	FEDEX	9-053-66500	FEDEX CHARGES	POSTAGE	541006-51301	\$53.85

**Check Total** \$71.44

**CHECK # 100246**

001	12/02/25	FITNESS LOGIC	127310	11/25 MONTYHLY MAINT AND CLEANING OF EQUIPMENT	R&M-Fitness Center	546137-57201	\$145.00
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**Check Total** \$145.00

**CHECK # 100247**

001	12/02/25	INFRAMARK LLC	164554	POSTAGE	Postage and Freight	541006-51301	\$14.80
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**Check Total** \$14.80

**CHECK # 100248**

001	12/30/25	FEDEX	9-095-68086	FEDEX CHARGES	POSTAGE	541006-51301	\$21.45
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**Check Total** \$21.45

**CHECK # 100249**

001	12/30/25	BRLETIC DVORAK, INC	2226	Engineering Services thru 112525	ProfServ-Engineering	531013-51501	\$1,575.00
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**Check Total** \$1,575.00

**CHECK # 100250**

001	12/30/25	COOPER POOLS INC	2025-1505	12/25 COMMERCIAL MAINT	Contracts-Pools	534078-57201	\$3,750.00
001	12/30/25	COOPER POOLS INC	2025-1542	Stenner Pump 45M5 Series	R&M-Pools	546074-57201	\$715.00

**Check Total** \$4,465.00

**CHECK # 100251**

001	12/30/25	FITNESS LOGIC	126393	Leg Pad, Sleeve, Seat Pad	R&M-Fitness Center	546137-57201	\$489.47
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**Check Total** \$489.47

**CHECK # 100252**

001	12/30/25	YELLOWSTONE LANDSCAPE	1048411	12/25 MONTHLY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$17,081.00
001	12/30/25	YELLOWSTONE LANDSCAPE	1054539	DEC Annual Rotation	Annual Rotation	546140-53901	\$11,150.00

**Check Total** \$28,231.00

**CHECK # 100253**

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	12/30/25	DANIEL STROUS	1074	Lake and Pond Services DEC 2025	Contracts-Lake and Wetland	534021-53801	\$2,050.00
							<b>Check Total</b> <u>\$2,050.00</u>
<b>CHECK # 100254</b>							
001	12/30/25	BALLENGER LANDCARE, INC	534	Broken Rotor	R&M-Irrigation	546041-53901	\$157.97
							<b>Check Total</b> <u>\$157.97</u>
<b>CHECK # 300199</b>							
001	12/01/25	SPARK ENERGY GAS LLC	56997800-ACH	Gas Services as of NOV 06 2025	Utility - Gas	543019-53903	\$808.21
							<b>Check Total</b> <u>\$808.21</u>
<b>CHECK # 300201</b>							
001	12/08/25	PASCO COUNTY UTILITIES SERVICE	23517515-ACH	ACCT# 0408090 10/14/25-11/13/25	Utility - Water & Sewer	543021-53903	\$39.25
							<b>Check Total</b> <u>\$39.25</u>
<b>CHECK # 300202</b>							
001	12/08/25	PASCO COUNTY UTILITIES SERVICE	23516354-ACH	ACCT# 0402235 10/14/25-11/13/25	Utility - Water & Sewer	543021-53903	\$1,255.70
							<b>Check Total</b> <u>\$1,255.70</u>
<b>CHECK # 300203</b>							
001	12/08/25	PASCO COUNTY UTILITIES SERVICE	23517516-ACH	ACCT# 0408090 10/14/25-11/13/25	Utility - Water & Sewer	543021-53903	\$293.01
							<b>Check Total</b> <u>\$293.01</u>
<b>CHECK # 300206</b>							
001	12/17/25	CHARTER COMMUNICATIONS	1294156113025-ACH	ACCT# 8337130011294156 11/30-12/29/25	ACCT# 8337130011294156	541005-53903	\$140.00
							<b>Check Total</b> <u>\$140.00</u>
<b>CHECK # 300207</b>							
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	10/28/25 AMAZON	546015-57201	\$61.32
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	10/29/25 AMAZON	546137-57201	\$59.50
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	10/31/25 7-ELEVEN	546015-57201	\$67.98
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/1/25 AMAZON	546015-57201	\$54.99
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/1/25 AMAZON	546066-57201	\$17.09
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/5/25 SHERWIN WILLIAMS	546015-57201	\$105.82
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/5/25 SHERWIN WILLIAMS	546015-57201	\$14.19
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/12/25 AMAZON	552003-57201	\$29.87
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/13/25 WINN DIXIE	552003-57201	\$88.77
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/14/25 AMAZON	546015-57201	\$143.67
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/17/25 AMAZON	546015-57201	\$28.99
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/17/25 AMAZON	546015-57201	\$15.71
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/19/25 WINN DIXIE	552003-57201	\$19.54
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/20/25 AMAZON	546015-57201	\$44.40
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/24/25 AMAZON	546015-57201	\$15.56
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/24/25 AMAZON	552003-57201	\$43.97
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/24/25 AMAZON	546015-57201	\$46.80
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/25/25 AMAZON	552003-57201	\$26.59
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/3/25 ALARM MONITORING	534090-57201	\$69.04
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/11/25 APPLE	552003-57201	\$0.99
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	10/22/25 TIME ON TARGET	534090-57201	\$680.00
001	12/22/25	TRUIST BANK	112625-1805-ACH	PURCHASES FOR 10/28-11/25/25	11/24/25 TIME ON TARGET	534090-57201	\$680.00
							<b>Check Total</b> <u>\$2,314.79</u>
<b>CHECK # 300208</b>							
001	12/23/25	CHARTER COMMUNICATIONS	1294172120625-ACH	Spectrum business DEC 2025	ACCT# 8337130011294172 12/6/25-1/5/2026	541005-53903	\$419.97
							<b>Check Total</b> <u>\$419.97</u>

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

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<b>CHECK # 300209</b>							
001	12/26/25	TECO PEOPLE'S GAS- ACH	120325-8748	Utilities Gas	GAS	543019-53903	\$2,617.44
<b>Check Total</b> <u>\$2,617.44</u>							
<b>CHECK # 300210</b>							
001	12/29/25	SPARK ENERGY GAS LLC	88315146-ACH	Gas Services as of DEC 08 2025	Utility - Gas	543019-53903	\$5,561.17
<b>Check Total</b> <u>\$5,561.17</u>							
<b>CHECK # 9872</b>							
001	12/01/25	FINN OUTDOOR	2970	50% Deposit Pond Bank Repair Pond 29A, 29C, 15D, 26A, 19A	Pond 29A, 29C, 15D, 26A, 19A	568167-58100	\$49,000.00
<b>Check Total</b> <u>\$49,000.00</u>							
<b>CHECK # 9873</b>							
001	12/02/25	FLP	1434	Festive Holiday Decorations 50% Final	50% Final Payment	549940-57201	\$5,167.06
<b>Check Total</b> <u>\$5,167.06</u>							
<b>CHECK # 9874</b>							
001	12/02/25	KIMBERLY KOENIG	KK-112425	Security Deposit Return	REFUND	220000	\$500.00
001	12/02/25	KIMBERLY KOENIG	KK-112425	Security Deposit Return	EVENT CANCELED	369900	\$400.00
<b>Check Total</b> <u>\$900.00</u>							
<b>CHECK # 9875</b>							
001	12/02/25	PASCO SHERIFF'S OFFICE	I-202511-12256	Security 11/4-29/25	Contracts-Sheriff	534100-57201	\$1,200.00
<b>Check Total</b> <u>\$1,200.00</u>							
<b>CHECK # 9876</b>							
001	12/05/25	OSWALD CORNELIO	OC-112425	SECURITY DEPOSIT FOR CANCELED EVENT	DEPOSIT REFUND FOR CANCELED EVENT	220000	\$900.00
<b>Check Total</b> <u>\$900.00</u>							
<b>CHECK # 9877</b>							
001	12/11/25	SUPERIOR SEALERS LLC	INV-107	50% Deposit Basketball Court Resurface	Reserve - Parks	568120-58100	\$23,985.00
<b>Check Total</b> <u>\$23,985.00</u>							
<b>CHECK # DD1260</b>							
001	12/12/25	WITHLACOOCHEE RIVER	112525-8737-ACH	ACCT# 10158737 10/23/25-11/20/25	Electricity - General	543006-53903	\$11,194.36
<b>Check Total</b> <u>\$11,194.36</u>							
<b>CHECK # DD1261</b>							
001	12/12/25	WITHLACOOCHEE RIVER	112525-5888-ACH	ACCT# 1265888 10/23/25-11/20/25	Electricity - General	543006-53903	\$301.89
<b>Check Total</b> <u>\$301.89</u>							
<b>CHECK # DD1262</b>							
001	12/12/25	WITHLACOOCHEE RIVER	112525-5889-ACH	ACCT# 1265889 10/23/25-11/20/25	Electricity - General	543006-53903	\$43.75
<b>Check Total</b> <u>\$43.75</u>							
<b>CHECK # DD1263</b>							
001	12/12/25	WITHLACOOCHEE RIVER	112525-5890-ACH	ACCT# 1265890 10/23/25-11/20/25	Electricity - General	543006-53903	\$213.87
<b>Check Total</b> <u>\$213.87</u>							
<b>CHECK # DD1264</b>							
001	12/29/25	WASTE CONNECTIONS OF FL- ACH	8597802W425-ACH	waste collection DEC 2025	ACCT# 6425-009914	534039-53903	\$470.11
<b>Check Total</b> <u>\$470.11</u>							
<b>Fund Total</b> <u><b>\$173,504.81</b></u>							

## LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

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**GENERAL FUND - HAWTHORNE GATE - 002****CHECK # 100245**

002	12/02/25	ADVANCED ENERGY SOLUTIONS	12713	Hawthorne Gate Repairs	Gate Repairs	546034-53904	\$180.00
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<i>Check Total</i>	<i>\$180.00</i>
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**CHECK # DD1259**

002	12/12/25	WITHLACOCHEE RIVER	112525-5883-ACH	ACCT# 1265883 10/23/25-11/20/25	Electricity - Gate	543031-53904	\$48.40
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<i>Check Total</i>	<i>\$48.40</i>
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<b>Fund Total</b>	<b>\$228.40</b>
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**GENERAL FUND - PREAKNESS GATE - 003****CHECK # DD1258**

003	12/12/25	WITHLACOCHEE RIVER	112525-5871-ACH	ACCT# 1265871 10/23-11/20/25	Electricity - Gate	543031-53904	\$49.56
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<i>Check Total</i>	<i>\$49.56</i>
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<b>Fund Total</b>	<b>\$49.56</b>
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<b>Total Checks Paid</b>	<b>\$173,782.77</b>
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