

Lexington Oaks Community Development District

February 19, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

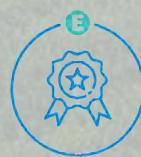
CLEAR PARTNERSHIPS



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]
 - vi. Consideration of Proposal Irrigation Supplementation for reclaimed water [Page]
 - E. District Manager's Report
 - i. Discussion on Workshop Time Change [Page 22]
 - ii. Discussion of Inframark Agreement [Page 23]
- 6. Consent Agenda**
 - A. Minutes of January 22, 2026 Meeting [Page 36]
 - B. Review of the December 2025 Financials [Page 39]
- 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 12th, 2026

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • 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



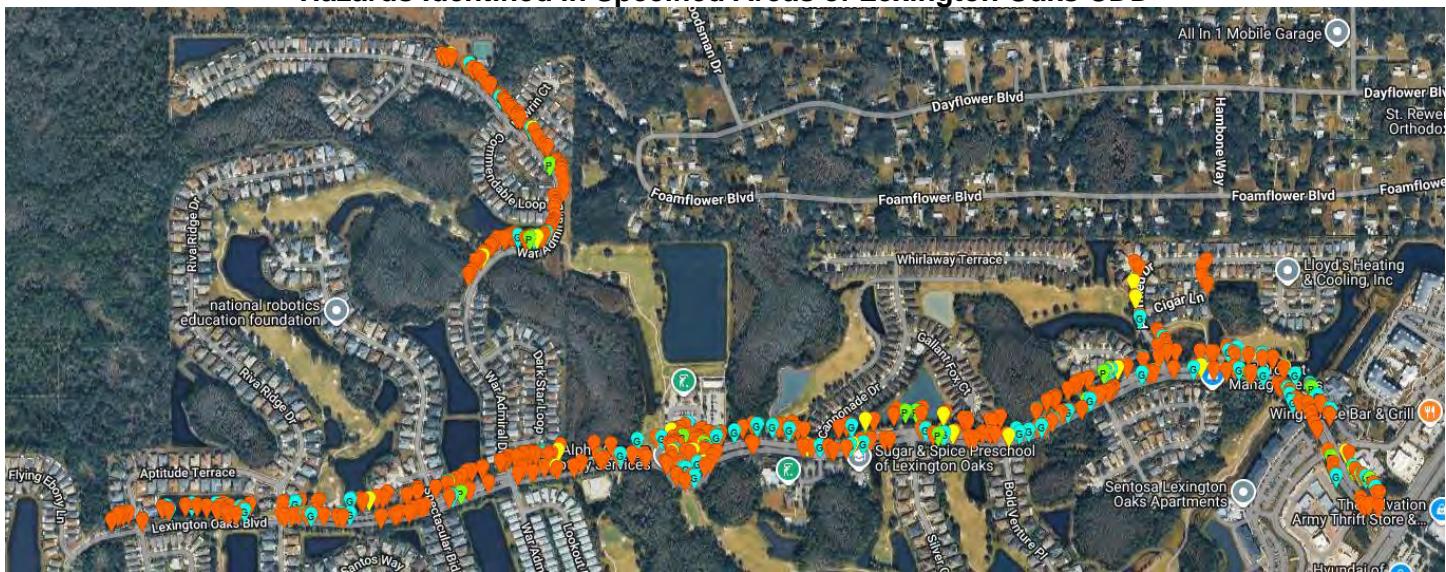
Previous repairs utilizing a grinder have been attempted throughout the District (see Figures 6 and 7 in Photo Examples below). These locations that have a change in level meeting the requested height specification are **included** in this proposal since they will need to be repaired again by PSSC to 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	539
TOTALS				

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 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 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 20th, 2026** PSSC will extend a discounted rate. **Contingent on authorizing the work before February 20th, PSSC will commence the work on February 23rd, 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 20th but before the 90-day expiration, the standard price will apply. **The 90-day rate is valid through May 13th, 2026.**

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

Height Specification	Hazard Count	February 20 th Authorization Price	May 13 th 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



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.

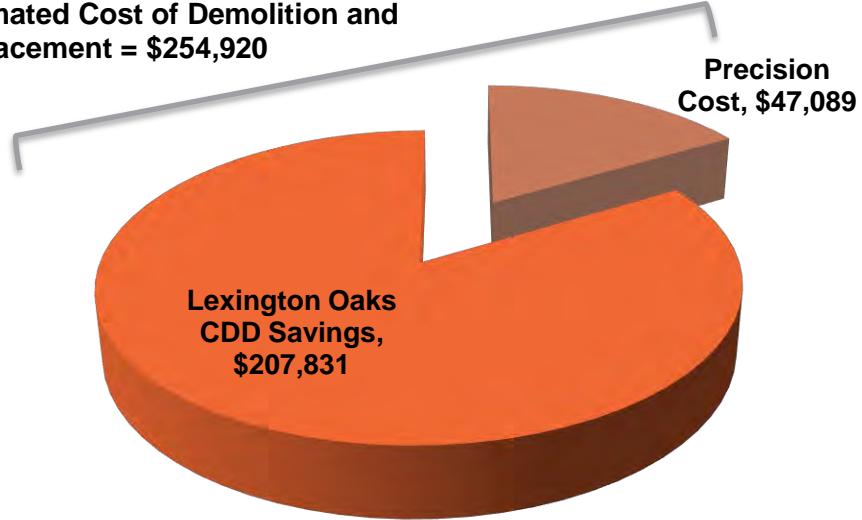
Based upon various panel sizes totaling approximately 12,746 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace 539 panels is **\$254,920**. This takes into account:

- 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





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.

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

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.



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. 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.		
CUSTOMER	LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT		
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
---------------------------------------	-------------------

Subtotal	\$1,050.00
Estimated Tax	\$0.00
Total	\$1,050.00

Terms & Conditions

By



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

Lexington Oaks CDD Field Inspection Proposal



Field Inspection Services

INFRAMARK shall provide the following field services for the DISTRICT:

1. Monthly Property Inspection

Conduct a comprehensive monthly inspection of all District-owned property and areas of maintenance responsibility.

2. Follow-Up Inspections

Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.

3. Inspection Reports

Prepare and provide detailed monthly inspection reports, including:

Photographs

Analysis of findings

Recommendations for corrective actions or improvements

4. Vendor Deficiency Notification

Notify District vendors of any deficiencies in service or performance discovered during inspections.

5. Staff Coordination

Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.

6. Vendor Progress Monitoring

Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.

7. Budget Input

Provide input and recommendations to the District Manager for consideration during the annual budgeting process.

8. Project Proposal Procurement

Utilize industry experience to obtain competitive proposals for various District projects and services.

9. Procurement Assistance

Assist in drafting procurement documents, including:

Instructions to proposers

Scope of services

Related materials for competitive bidding

Conduct pre-application meetings with interested proposers as necessary.

10. Meeting Attendance

Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

Vendor Compensation

Pricing Category	Proposed Yearly Pricing
Field Service/Inspection	\$15,000
Monthly	\$1,250
March, May, July Free	
Total/Yr	\$15,000



Forest Creek CDD

Friday, 30 January 2026

Prepared For Board Of Supervisors

15 Items Identified

165 Items Incomplete



Christy Fowler

Inframark

Item 1

Assigned To: Yellowstone

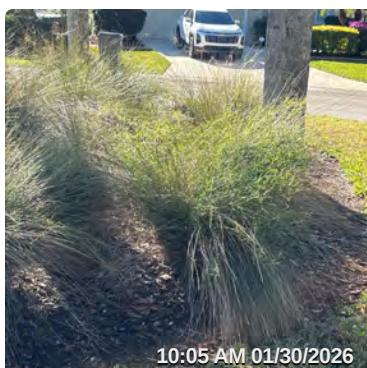
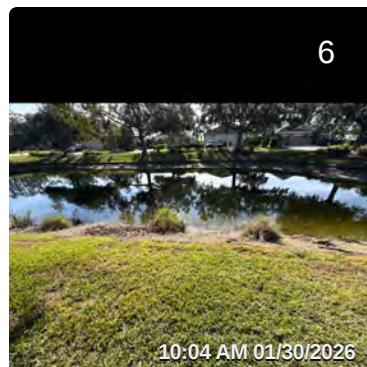
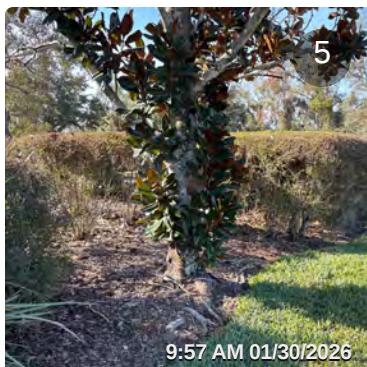
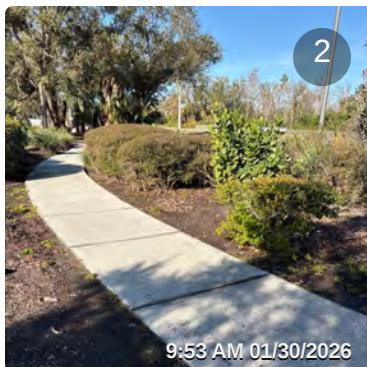
John Parrish Cove – Pond 1 / West Entry Area

Weeds observed along the sidewalk between Pond 1 and the west side of the neighborhood entrance. Recommend treatment to maintain appearance.

Irrigation valve box covered by volunteer oak seedlings. Recommend clearing vegetation to ensure accessibility and proper irrigation maintenance.

Follow up to confirm valve box covers are being ordered for Photo 4

Magnolia suckers observed; recommend removal to maintain plant health and appearance.



Item 4

Assigned To: Yellowstone

John Parrish Cove – Landscape Island

Weeds observed in the grasses in the island. Please remove.



Item 2

Assigned To: Yellowstone

Volunteer Crinum Lily in Loropetalum observed. Please remove.

Item 3

Assigned To: Yellowstone/Onsite

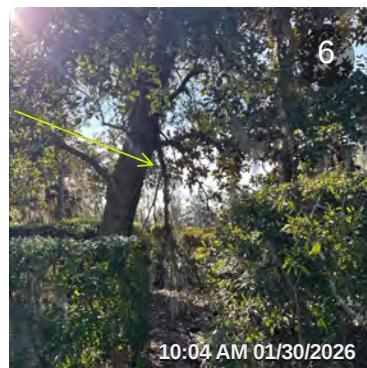
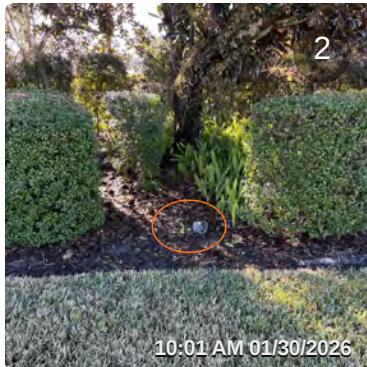
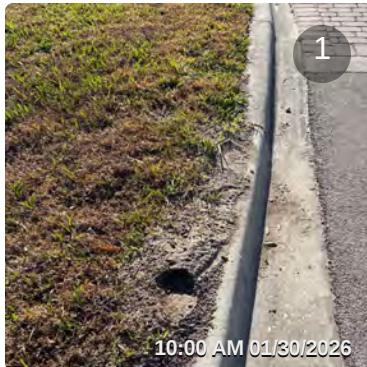
301 Entrance Monument – East Side

Ant piles observed on the east side of the monument. Recommend continued treatment.

Damaged light fixture observed. Recommend repair or replacement to maintain safety and visibility.

Downed tree limbs observed in the area. Recommend removal.

Low tree limb extending over the sidewalk. Recommend pruning to maintain pedestrian clearance and safety.



Item 5

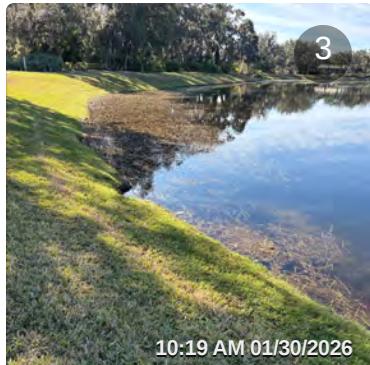
Assigned To: Yellowstone

Pond 3/ Parking area – Site Observations

Grass debris collecting along the east side of the pond. Recommend removal to maintain appearance and prevent water flow issues.

Ant hills and crack weeds observed in the parking area. Recommend treatment to control pests and maintain safe walking/parking surfaces.

Weeds present under the shrubs. Recommend removal to maintain site aesthetics.



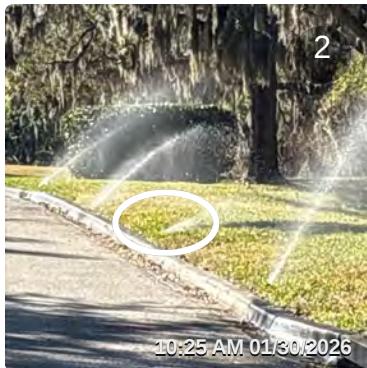
Item 6

Assigned To: Yellowstone/Irrigation

Old Florida Lane – Southwest Side

Some low irrigation heads observed; recommend raising to ensure proper coverage and system efficiency.

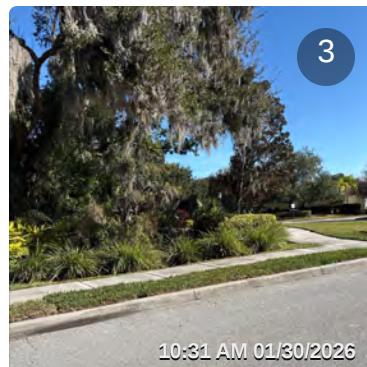
Palm fronds present and need to be removed to maintain appearance.



Item 7

Assigned To: Yellowstone

New sod is establishing well. Continue monitoring for proper growth and irrigation.



Item 8

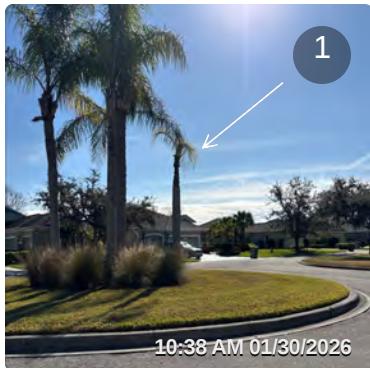
Assigned To: Yellowstone/Aquatics

Nature's Reach Terrace

Monitor the palm located at the end of Nature's Reach Terrace in the island. Remove only dead or yellowing fronds and any fruiting structures to maintain health and appearance.

Weeds observed in the rip-rap along drainage ditch; recommend spraying to control growth and maintain site aesthetics.

Drain grate still blocked with debris; recommend clearing to ensure proper water flow.



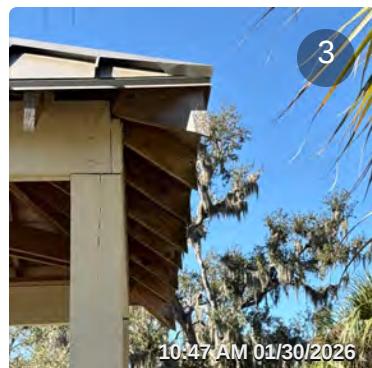
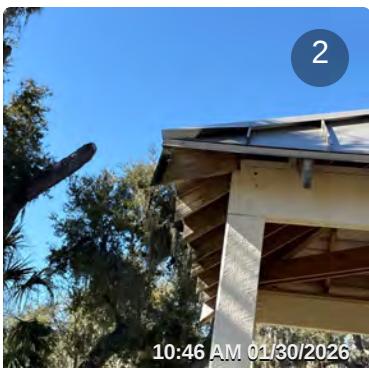
Item 9

Assigned To: Yellowstone/Onsite

Playground & Gazebo – Maintenance

Weeds observed in the playground area; recommend spraying.

Staining observed on the gazebo; recommend soft washing to restore appearance.



Item 10

Assigned To: Onsite

Forest Creek Trail – Back Gate / Monument

Recommend pressure washing the monument at the back gate to maintain appearance and site aesthetics.

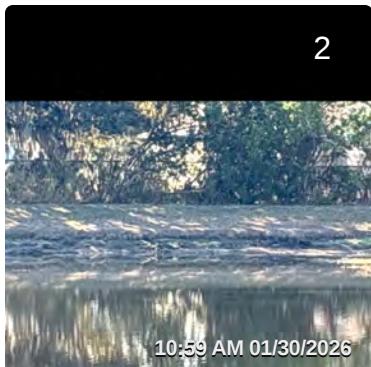
Item 11

Assigned To: Aquatics

Pond 12 – Water Quality / Bank Condition

Some erosion observed; recommend monitoring to prevent further bank deterioration.

Algae present in the pond; recommend routine maintenance and treatment as needed.



Item 12

Assigned To: Yellowstone/Aquatics

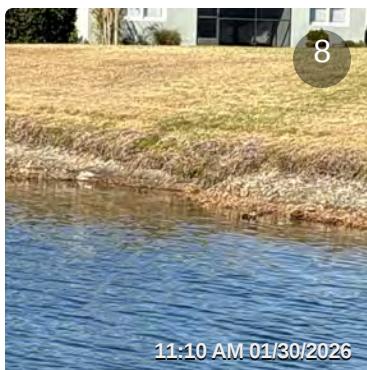
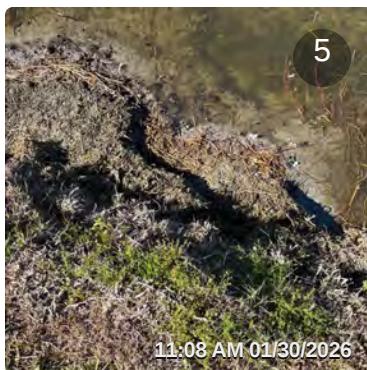
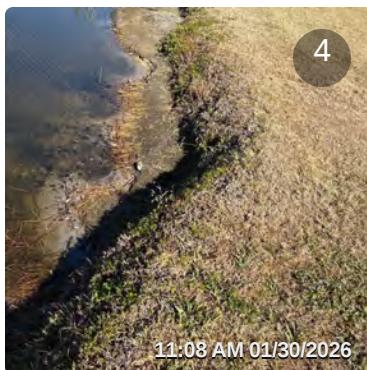
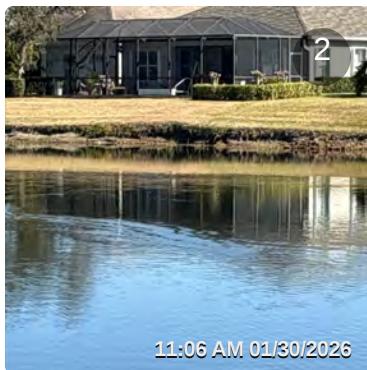
Pond 11

Evaluate pond for treatment as needed.

Trash observed in the corner; recommend removal.

Some erosion present along the bank. Photos 6 and 7 show erosion on the west side. Recommend monitoring and corrective measures as needed.

Manhole cover on the bank is covered; recommend uncovering to ensure access for maintenance.



Item 13

Assigned To: Yellowstone/Aquatics

Pond 19

Algae present in the pond.

Erosion observed along the bank

Grass growth around the drain should be cleared.

Photos 4 and 5 show a depression where the drainage swale enters the pond. Recommend evaluation and corrective action to prevent further erosion.



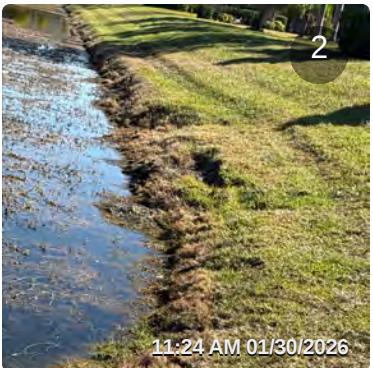
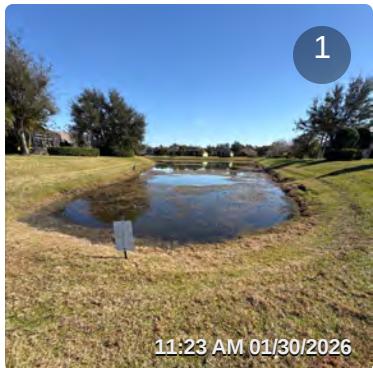
Item 14

Assigned To: Yellowstone/Aquatics

Pond 18

Trash and algae present in the pond.

Bank disturbance observed on the northeast side. Recommend corrective action as needed to prevent further degradation.



Item 15

Assigned To: Irrigation

By old Cypress by the bridge

**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, January 22, 2026 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Rick Carroll	Chairman
Terry Bechtel	Vice Chairman
Butch Straber	Assistant Secretary
William Palermo	Assistant Secretary

Also presents were:

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

FIRST ORDER OF BUSINESS

Roll Call

The roll was called. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

No Audience present.

FOURTH ORDER OF BUSINESS

Items for Consideration, Additions, Deletions

Board Consensus

FIFTH ORDER OF BUSINESS

Staff Report

A. Accounting Staff Report

Mr. Nesbitt presented the cash flow report and the financials. The Board requested to see the cash flow report quarterly with the next time they say the cash flow report should be in the April Agenda Package.

B. Field Inspection Report

Moving forward this report will be called the Irrigation Report.

Mr. Zotti will reach out to the Golf Course about zones. Mr. Zotti will provide proposals for community wide gate valves and a pressure logger.

C. Engineer's Report

None at this time.

D. Counsel's Report

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

E. Site Manager's Report

Mr. Wilhelmi stated we will have a proposal for the remainder of sidewalk grinding

An updated proposal for sod was discussed and will be reviewed at the workshop.

Additional proposals are being gathered for entrance uplighting.

F. District Manager's Report

i. Discussion of Prior Playground Parts Expenditure of \$13,714.68

ii. Consideration of Playground Parts Replacement Proposal

iii. Consideration of Updated Inframark Agreement.

Mr. Vega presented all items together as they are intertwined.

Board Consensus to discuss further at the Workshop.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of December 18, 2025 Meeting

B. Review of the November 2025 Financials

On MOTION by Mr. Palermo, seconded by Mr. Straber the consent agenda was amended correcting 6th order of business change 5-0 to 4-0 and 7th order change Bill to Mr. Palermo with all in favor. 4-0

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Palermo requested Mr. Wilhelmi review the center median proposals and stated we need clarification of the sod proposal at the workshop. The Board also needs proposals for landscape to hide the hub.

Mr. Carroll requested Mr. Wilhelmi provide multiple proposals for entrance lighting.

Mr. Staber requested Mr. Wilhelmi contact the sidewalk vendor and request a presentation at the workshop. As an FYI all the ungated village sidewalks are about to be discussed by the HOA as a covenant discussion.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bechtel, seconded by Mr. Carroll, with all in favor, the meeting was adjourned at 8:04 pm.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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
Expenditures - General Fund				
<u>Administration</u>				
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.
<u>Field</u>				
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.
<u>Utilities</u>				
Contracts-Solid Waste Service	\$1,284	\$1,735	74%	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.
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.
<u>Reserves</u>				
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
ASSETS					
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
TOTAL ASSETS	\$ 2,763,442	\$ 142,666	\$ 231,118	\$ 397,396	\$ 3,534,622
LIABILITIES					
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
TOTAL LIABILITIES	681,078	57	12,798	-	693,933

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	855	-	-	-	855
Restricted for:					
Debt Service	-	-	-	397,396	397,396
Assigned to:					
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
Unassigned:	1,372,438	36,177	40,333	-	1,448,948
TOTAL FUND BALANCES	\$ 2,091,546	\$ 142,609	\$ 218,320	\$ 397,396	\$ 2,849,871
TOTAL LIABILITIES & FUND BALANCES	\$ 2,763,442	\$ 142,666	\$ 231,118	\$ 397,396	\$ 3,534,622

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
REVENUES						
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
TOTAL REVENUES	1,883,913	1,594,782	1,621,335	26,553	86.06%	1,317,311
EXPENDITURES						
<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%	-
Total Administration	247,532	121,741	109,230	12,511	44.13%	40,055
Flood Control/Stormwater Mgmt						
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%	-
Total Flood Control/Stormwater Mgmt	30,100	7,525	9,650	(2,125)	32.06%	5,550
Field						
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%	-
Total Field	747,183	212,036	149,223	62,813	19.97%	45,433
<u>Utilities</u>						
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
Total Utilities	240,135	60,034	57,757	2,277	24.05%	21,253
<u>Parks and Recreation</u>						
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
Total Parks and Recreation	368,963	93,303	98,487	(5,184)	26.69%	33,710
Reserves						
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%	-
Total Reserves	250,000	250,000	141,600	108,400	56.64%	25,008
TOTAL EXPENDITURES & RESERVES	1,883,913	744,639	565,947	178,692	30.04%	171,009
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
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,036,158	1,036,158	1,036,158			
FUND BALANCE, ENDING	\$ 1,036,158	\$ 1,886,301	\$ 2,091,546			

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
REVENUES						
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
TOTAL REVENUES	27,231	22,472	24,361	1,889	89.46%	19,820
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	517	467	484	(17)	93.62%	394
Total Administration	517	467	484	(17)	93.62%	394
Gatehouse						
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%	-
Total Gatehouse	4,214	1,054	2,531	(1,477)	60.06%	98
Reserves						
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	24,021	3,015	21,006	11.07%	492

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
FUND BALANCE, BEGINNING (OCT 1, 2025)	121,263	121,263	121,263			
FUND BALANCE, ENDING	\$ 121,263	\$ 119,714	\$ 142,609			

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
REVENUES						
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%	-
TOTAL REVENUES	46,718	39,835	41,475	1,640	88.78%	33,799
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	917	828	829	(1)	90.40%	676
Total Administration	917	828	829	(1)	90.40%	676
Gatehouse						
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%	-
Total Gatehouse	3,801	951	6,042	(5,091)	158.96%	50
Reserves						
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
Total Reserves	42,000	42,000	12,798	29,202	30.47%	12,798
TOTAL EXPENDITURES & RESERVES	46,718	43,779	19,669	24,110	42.10%	13,524

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
FUND BALANCE, BEGINNING (OCT 1, 2025)	196,514	196,514	196,514			
FUND BALANCE, ENDING	\$ 196,514	\$ 192,570	\$ 218,320			

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
REVENUES						
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)
TOTAL REVENUES	363,959	327,926	328,770	844	90.33%	267,509
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost	7,582	6,847	6,561	286	86.53%	5,346
Total Administration	7,582	6,847	6,561	286	86.53%	5,346
<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%	-
Total Debt Service	352,925	20,923	25,448	(4,525)	7.21%	-
TOTAL EXPENDITURES	360,507	27,770	32,009	(4,239)	8.88%	5,346
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
<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	\$ 300,156	\$ 296,761	\$ (3,395)	8596.78%	\$ 262,163
FUND BALANCE, BEGINNING (OCT 1, 2025)	100,635	100,635	100,635			
FUND BALANCE, ENDING	\$ 104,087	\$ 400,791	\$ 397,396			

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
Revenues																
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%
Total Revenues	4,982	299,043	1,317,311	46,613	89,860	41,022	44,400	14,313	24,867	9,352	9,352	9,352	1,621,335	1,910,467	1,883,913	101%
Expenditures																
Administrative																
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%
Total Administrative	33,333	35,841	40,055	14,050	14,511	17,696	13,750	13,405	13,248	13,049	13,049	13,049	109,230	235,036	247,532	95%

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
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	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%
Total Flood Control/Stormwater Mgmt	2,050	2,050	5,550	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	9,650	32,222	30,100	107%
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	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%
Total Field	51,727	52,063	45,433	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	59,462	149,223	684,381	747,183	92%
Utilities																
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%
Total Utilities	17,828	18,676	21,253	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	20,012	57,757	237,865	240,135	99%
Parks and Recreation																
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	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%	
Total Parks and Recreation	43,139	21,635	33,710	32,045	29,922	32,045	29,922	29,922	32,045	29,922	29,922	29,922	98,487	374,151	368,963	101%	
Total Expenditures	148,077	130,265	146,001	128,077	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	424,347	1,563,655	1,633,913	96%	
Reserves																	
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%	
Total Reserves	67,592	49,000	25,008	-	-	-	-	-	-	-	-	-	141,600	141,600	250,000	57%	
Total Expenditures & Reserves	215,669	179,265	171,009	128,077	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	565,947	1,705,255	1,883,913	91%	
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%	
Fund Balance, Beginning (Oct 1, 2025)															1,036,158	1,036,158	1,036,158
Fund Balance, Ending															\$ 2,091,546	\$ 1,241,370	\$ 1,036,158

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
TOTAL	\$ 1,950,660	\$ 83,228	\$ 39,809	\$ 2,073,698	\$ 1,663,550	\$ 25,193	\$ 43,209	\$ 223,942	\$ 117,804
% COLLECTED					90.14%	90.14%	90.14%	90.14%	90.14%
TOTAL OUTSTANDING					\$ 226,809	\$ 181,949	\$ 2,756	\$ 4,726	\$ 24,493
									\$ 12,885

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
					Subtotal <u><u>\$ 2,617,332</u></u>
Public Funds Money Market Account	BankUnited	8441	n/a	3.60%	\$ 142,996
					GF Subtotal <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
					Subtotal <u><u>\$ 114,874</u></u>
					Grand Total <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

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

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	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
Total Outstanding Checks							
							-40,514.27



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Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
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December 31, 2025
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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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Statement Date:
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
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
	Ending Balance			\$2,570,763.65

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:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00



Withlacoochee River Electric Cooperative (WREC)

Account no.	Meter no.	Member ID No.	Notes	Description/Address	Oct-25 9/23-10/23	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
Subtotal					\$ 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
Total 001-543006-53903					\$ 12,116.68	\$ 11,753.87	\$ 12,033.71	\$ 35,904.26

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
002-543031-53904								

Withlacoochee River Electricity- Preakness Gate

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

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
001-541005-53903							

Spectrum Business

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

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

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/06-11/05	11/6-12/5	12/6-1/5	Total
8337 13 001 1294172 001-541005-53903				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 001-541005-53903				26723 Lexington Oaks Blvd	\$ 140.00			\$ 140.00
Subtotal					\$ 890.11	\$ 669.97	\$ 669.97	\$ 2,760.02
Spectrum Business								
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 002-541003-53904				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 003-541003-53904				5443 Silver Charm Ter GTHS	\$ (91.81)	(51.81)	(11.81)	\$ (127.24)
Pasco County Utilities Service								
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
Pasco County Utilities Service								
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
Total 001-543021-53903					\$ 2,922.54	\$ 1,627.65	\$ 1,943.00	\$ 6,493.19
TECO People Gas								
Account no.			Description	Description/Address	9/27-10/30	10/31-11/27	11/28-12/30	Total
211008968748 001-543019-53903	ANX03059	211008968748		26304 Lexington Oaks Blvd Customer Svc 813-228-1010	\$ 504.28	\$ 2,617.44	\$ 3,543.02	\$ 6,664.74
Spark Energy								
Account no.			Description	Description/Address	9/28-10/27	10/28-11/29	11/30-12/29	Total
5100996699 001-543019-53903				26304 Lexington Oaks Blvd Customer Svc 888-425-9140	\$ 808.21	\$ 5,561.17	\$ 8,139.95	\$ 14,509.33
Total					\$ 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
						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
						Check Total	\$145.00
CHECK # 100247							
001	12/02/25	INFRAMARK LLC	164554	POSTAGE	Postage and Freight	541006-51301	\$14.80
						Check Total	\$14.80
CHECK # 100248							
001	12/30/25	FEDEX	9-095-68086	FEDEX CHARGES	POSTAGE	541006-51301	\$21.45
						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
						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
						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

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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
							Check Total \$2,050.00
CHECK # 100254							
001	12/30/25	BALLENGER LANDCARE, INC	534	Broken Rotor	R&M-Irrigation	546041-53901	\$157.97
							Check Total \$157.97
CHECK # 300199							
001	12/01/25	SPARK ENERGY GAS LLC	56997800-ACH	Gas Services as of NOV 06 2025	Utility - Gas	543019-53903	\$808.21
							Check Total \$808.21
CHECK # 300201							
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
							Check Total \$39.25
CHECK # 300202							
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
							Check Total \$1,255.70
CHECK # 300203							
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
							Check Total \$293.01
CHECK # 300206							
001	12/17/25	CHARTER COMMUNICATIONS	1294156113025-ACH	ACCT# 8337130011294156 11/30-12/29/25	ACCT# 8337130011294156	541005-53903	\$140.00
							Check Total \$140.00
CHECK # 300207							
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
							Check Total \$2,314.79
CHECK # 300208							
001	12/23/25	CHARTER COMMUNICATIONS	1294172120625-ACH	Spectrum business DEC 2025	ACCT# 8337130011294172 12/6/25-1/5/2026	541005-53903	\$419.97
							Check Total \$419.97

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

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

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025
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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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Fund Total	\$228.40
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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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Fund Total	\$49.56
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Total Checks Paid	\$173,782.77
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