

***Lexington Oaks
Community Development
District***

March 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
John Fowler, Field Service Inspector
Diana Kapatsyna, District Admin Assistant

Regular Meeting Agenda Thursday, March 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
 - i. Consideration of Assignment of Fund Balance for FY25Page 3
 - B. Engineer’s Report
 - C. Counsel’s Report
 - D. Site Manager’s Report
 - i. Irrigation Report
 - E. District Manager’s Report
6. **Consent Agenda**
 - A. Ratification of Proposal Irrigation Supplementation for Reclaimed WaterPage 4
 - B. Minutes of February 19, 2026 Regular Meeting and March 5, 2026 Workshop.....Page 7
 - C. Review of the January 2026 FinancialsPage 13
7. **Supervisors’ Requests and Comments**
8. **Adjournment**

The next Workshop is scheduled for Thursday, April 2, 2026 at 9:00 a.m.
The next Meeting is scheduled for Thursday, April 16, 2026 at 6:30 p.m.

District Office:

Inframark, LLC
2005 Pan Am Circle, Suite 300
Tampa, Florida 33706
813-991-1140

Meeting Location:

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

www.lexingtonoakscdd.org

**LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

<u>GENERAL FUND</u>	<u>FY 2025</u>
Operating Reserves	\$ 361,169
Reserves - Boundary Walls/Fences/Monuments	28,952
Reserves - Clubhouse	55,000
Reserves - Fitness Center	34,915
Reserves - Landscape	30,000
Reserves - Park	36,121
Reserves - Ponds & Drainage	34,300
Reserves - Pools	67,987
Reserves - Sidewalks & Irrigation	49,654
Reserves - Signs/Monuments/Fences	19,983
 <u>HAWTHORNE</u>	
Operating Reserves	1,183
Reserves - Gate	11,279
Reserves - Roadways	73,454
Reserves - Sidewalks	20,516
 <u>PREAKNESS</u>	
Operating Reserves	1,180
Reserves - Gate	8,989
Reserves - Roadways	161,078
Reserves - Sidewalks	6,740
 Total Assigned Reserves	 <u><u>\$ 1,002,499</u></u>



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

**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, March 5, 2026 at 9:00 a.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
Scott A. Carlson	Assistant Secretary
William Palermo	Assistant Secretary

Also presents were:

Mark Vega	District Manager
Stephen Brletic	District Engineer (<i>via conference call</i>)
Todd Wilhelm	Site Manager

The following item was discussed during March 5, 2026, Lexington Oaks Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Open Workshop

The workshop opened.

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

Site Manager Report

i. Consideration of Proposal Irrigation Supplementation for reclaimed water

The Board provided consensus to ratify the permit expense at a next meeting on the consent

agenda, in an amount Not-To-Exceed \$3,000.

FIFTH ORDER OF BUSINESS

District Engineering

Mr. Brletic reported that he is working with Superior regarding the basketball court resurfacing punch list.

FOURTH ORDER OF BUSINESS

Site Manager Report

ii. Discussion of Ballenger Dead Plant Plan

Ballenger reported that irrigation zone 7 is currently down.

Ballenger will replace sod and 9 viburnum plants as part of the remediation plan.

iii. Discussion of Yellowstone Dead Plant Plan

Yellowstone advised that they will replace 6 viburnum plants.

During the discussion, Mr. Palermo exited the meeting.

iv. Marvelux Lighting Presentation

Mr. Schriver, CEO of Marvelux Lighting, provided a presentation to the Board.

Mr. Schriver advised that a proposal will be provided in three parts by our April 2nd workshop.

v. Discussion of Playground Repair Proposal – New Proposals Enroute

Tabled.

FIFTH ORDER OF BUSINESS

District Engineering

This item was discussed earlier in the meeting.

SIXTH ORDER OF BUSINESS

District Manager

i. Discussion on Workshop Time Change

Tabled.

ii. Discussion for Maintenance of Pond 27D

Mr. Vega updated the Board regarding resident concern related to Pond 27D.

SEVENTH ORDER OF BUSINESS

District Counsel

No report.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Bechtel had no request.

Lexington Oaks CDD
March 5, 2026

Mr. Straber advised that he will send a letter to the newspaper regarding trees.

Mr. Carroll had no request.

The Board provided consensus to allow the County to install a chain-link fence around the lift station.

NINTH ORDER OF BUSINESS

Close Workshop

There being no further business, the workshop has been declared adjourned at 11:55 a.m.

Secretary/Assistant Secretary

**MINUTES OF MEETING
LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District was held on Thursday, February 19, 2026 at 6:33 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
Scott A. Carlson	Assistant Secretary
William Palermo	Assistant Secretary

Also presents were:

Mark Vega	District Manager
-----------	------------------

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

By Board Consensus, vendors were moved earlier on the agenda.

FIFTH ORDER OF BUSINESS

Staff Report

A. Accounting Staff Report

None.

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

None at this time.

E. Site Manager's Report

i. Landscape Report

ii. Irrigation Report

This discussion occurred at the beginning of the fifth order of business.

vi. Consideration of Proposal Irrigation Supplementation for reclaimed water

Discussion will continue at the workshop with the District Engineer.

Ballenger stated they would cover the permit cost.

Mr. Carlson requested that Ballenger be prepared to discuss the loss of sod in Zone 7 and proposed a plan moving forward.

v. Consideration of Proposal Pressure Logger

On MOTION by Mr. Carlson, seconded by Mr. Bechtel, a Not-To-Exceed amount of \$1,050.00 for Proposal Pressure Logger was approved as presented. 5-0

On MOTION by Mr. Carlson, seconded by Mr. Straber, the proposal #754 from Ballenger in the amount of \$2,562.00 for installation 2"x4" Gate Valves was approved as presented. 5-0

iv. Consideration of Precision Sidewalk Safety Proposal

On MOTION by Mr. Carlson, seconded by Mr. Bechtel, the Precision Sidewalk Safety Proposal in the amount of \$47,089.00 for sidewalk grinding to address 1/4"-2", a total count of 539 was approved as presented. 5-0

F. District Manager's Report

i. Discussion on Workshop Time Change

The Board discussion ensued; the matter was tabled.

Mr. Carlson stated that Arturo is not permitted on District property.

ii. Discussion of Inframark Agreement

On MOTION by Mr. Bechtel, seconded by Mr. Straber, the Inframark Agreement was approved as presented. 5-0

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of January 22, 2026 Meeting

B. Review of the December 2025 Financials

On MOTION by Mr. Bechtel, seconded by Mr. Carrol the consent agenda was amended correcting the 8th Order of Business to 4-0 were approved as presented. 5-0

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Bechtel had no requests.

Mr. Palermo inquired as to when the basketball court would reopen.

Mr. Straber inquired regarding the status of the HOA sidewalk matter.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Palermo, seconded by Mr. Bechtel, with all in favor, the meeting was adjourned at 8:38 pm.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 90.04% of the annual budget. 93.66% of special assessments have been collected through January.
- ▶ Total expenditures are at approximately 40.34% 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	\$31,154	\$30,000	104%	Ballenger Landcare - irrigation repairs \$30,133; 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	\$1,750	\$1,735	101%	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	\$2,247	\$1,000	225%	Time on Target Pro Security - security monitoring \$1,360; other monitoring fees.
R&M-Clubhouse	\$13,251	\$20,000	66%	Advanced Energy Solutions - repair electrical devices & panels, replace a/c heat breaker \$4,080; Tim Hawk - install heat kit, clean air ducts, a/c repairs \$8,387; 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	\$27,636	\$30,000	92%	Superior Sealers - resurface basketball court.
Reserve - Ponds & Drainage	\$107,150	\$100,000	107%	Finn Outdoor - pond bank repair.
Reserve - Sidewalks & Irrigation	\$21,927	\$20,000	110%	Precision Sidewalk Safety Corp. - sidewalk repairs.

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

*Lexington Oaks
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	3 - 6
Hawthorne Gate Fund	7 - 8
Preakness Gate Fund	9 - 10
Debt Service Funds	11 - 12
 <u>SUPPORTING SCHEDULES</u>	
Trend Report	13 - 15
Non-Ad Valorem Special Assessments - Schedule	16
Cash and Investment Report	17
Bank Reconciliations	18
Valley Bank Statement	19 - 22
Utility Report	23 - 24
Check Register Summary	25
Payment Register by Fund	26 - 30

LEXINGTON OAKS

Community Development District

Financial Statements

(Unaudited)

January 31, 2026

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 2,204,215	\$ -	\$ -	\$ -	\$ 2,204,215
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	140,850	219,895	8,899	369,644
Investments:					
Money Market Account	143,403	-	-	-	143,403
Prepayment Account B	-	-	-	40	40
Reserve Fund A	-	-	-	23,353	23,353
Reserve Fund B	-	-	-	12,245	12,245
Revenue Fund A	-	-	-	244,489	244,489
Revenue Fund B	-	-	-	121,398	121,398
Prepaid Items	8,692	-	-	-	8,692
Utility Deposits - TECO	855	-	-	-	855
TOTAL ASSETS	\$ 2,359,424	\$ 140,850	\$ 219,895	\$ 410,424	\$ 3,130,593
LIABILITIES					
Accounts Payable	\$ 25,087	\$ 595	\$ 50	\$ -	\$ 25,732
Sales Tax Payable	117	8	3	-	128
Deposits	600	-	-	-	600
Due To Other Funds	369,644	-	-	-	369,644
TOTAL LIABILITIES	395,448	603	53	-	396,104

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
FUND BALANCES					
Nonspendable:					
Prepaid Items	8,692	-	-	-	8,692
Deposits	855	-	-	-	855
Restricted for:					
Debt Service	-	-	-	410,424	410,424
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:	1,236,176	33,815	41,855	-	1,311,846
TOTAL FUND BALANCES	\$ 1,963,976	\$ 140,247	\$ 219,842	\$ 410,424	\$ 2,734,489
TOTAL LIABILITIES & FUND BALANCES	\$ 2,359,424	\$ 140,850	\$ 219,895	\$ 410,424	\$ 3,130,593

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ 70,000	\$ 23,336	\$ 24,118	\$ 782	34.45%	\$ 8,189
Room Rentals	20,000	6,664	4,091	(2,573)	20.46%	1,881
Interest - Tax Collector	2,234	746	1,728	982	77.35%	1,499
Special Assmnts- Tax Collector	1,845,499	1,674,689	1,728,508	53,819	93.66%	64,958
Special Assmnts- Discounts	(73,820)	(70,712)	(68,678)	2,034	93.03%	(1,911)
Other Miscellaneous Revenues	20,000	6,672	6,563	(109)	32.82%	-
TOTAL REVENUES	1,883,913	1,641,395	1,696,330	54,935	90.04%	74,616

EXPENDITURES

Administration

P/R-Board of Supervisors	24,000	8,000	8,200	(200)	34.17%	1,600
Payroll-Other	4,200	1,400	2,839	(1,439)	67.60%	755
FICA Taxes	2,157	719	627	92	29.07%	122
Unemployment Compensation	30	10	8	2	26.67%	2
ProfServ-Arbitrage Rebate	1,700	1,700	-	1,700	0.00%	-
ProfServ-Dissemination Agent	1,000	333	-	333	0.00%	-
ProfServ-Engineering	20,000	6,667	8,085	(1,418)	40.43%	1,830
ProfServ-Legal Services	30,000	10,000	4,319	5,681	14.40%	1,352
ProfServ-Mgmt Consulting	65,180	21,732	21,094	638	32.36%	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	667	-	667	0.00%	-
Auditing Services	7,500	3,750	-	3,750	0.00%	-
Contract-Website Hosting	1,553	518	-	518	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
Website Compliance	1,520	507	-	507	0.00%	-
Postage and Freight	800	272	361	(89)	45.13%	134
Insurance - General Liability	17,607	17,607	17,183	424	97.59%	-
Printing and Binding	800	272	-	272	0.00%	-
Legal Advertising	2,000	667	92	575	4.60%	-
Misc-Bank Charges	1,100	367	587	(220)	53.36%	150
Misc-Property Taxes	2,000	2,000	-	2,000	0.00%	-
Misc-Assessment Collection Cost	36,910	33,294	33,197	97	89.94%	1,261
Misc-County Tax Bill	4,267	4,267	5,152	(885)	120.74%	-
Office Supplies	250	83	-	83	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	247,532	135,790	122,143	13,647	49.34%	12,480
<u>Flood Control/Stormwater Mgmt</u>						
Contracts-Lake and Wetland	24,600	8,200	8,200	-	33.33%	2,050
R&M-Lake	3,000	1,000	-	1,000	0.00%	-
R&M-Mitigation	2,500	833	-	833	0.00%	-
Total Flood Control/Stormwater Mgmt	30,100	10,033	8,200	1,833	27.24%	2,050
<u>Field</u>						
Contracts-Landscape	204,974	68,326	68,324	2	33.33%	17,081
Contracts-Irrigation	25,272	8,424	2,106	6,318	8.33%	2,106
Insurance - Property	33,647	33,647	31,060	2,587	92.31%	-
R&M-Entry Feature	8,000	2,667	1,615	1,052	20.19%	1,615
R&M-Irrigation	30,000	10,000	31,154	(21,154)	103.85%	2,638
R&M-Mulch	22,040	7,347	22,792	(15,445)	103.41%	-
R&M-Plant Replacement	60,000	20,000	3,062	16,938	5.10%	-
R&M-Sidewalk Cleaning	12,000	4,000	-	4,000	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
R&M-Annals	26,250	8,750	11,150	(2,400)	42.48%	-
R&M-Tree Replacement	10,000	3,336	-	3,336	0.00%	-
R&M-Tree Removal	65,000	21,667	7,900	13,767	12.15%	6,500
Misc-Contingency	150,000	50,000	-	50,000	0.00%	-
Capital Improvements	100,000	33,333	-	33,333	0.00%	-
Total Field	747,183	271,497	179,163	92,334	23.98%	29,940
<u>Utilities</u>						
Contracts-Solid Waste Services	1,735	578	1,750	(1,172)	100.86%	466
Communication - Teleph - Field	8,400	2,800	2,725	75	32.44%	725
Electricity - General	160,000	53,333	60,214	(6,881)	37.63%	23,913
Utility - Gas	50,000	16,667	21,138	(4,471)	42.28%	11,523
Utility - Water & Sewer	20,000	6,667	12,623	(5,956)	63.12%	3,956
Total Utilities	240,135	80,045	98,450	(18,405)	41.00%	40,583
<u>Parks and Recreation</u>						
Payroll-Salaries	120,000	40,000	37,972	2,028	31.64%	8,618
Payroll-Site Manager	75,289	25,097	25,977	(880)	34.50%	5,791
FICA Taxes	14,584	4,864	4,892	(28)	33.54%	1,102
Workers' Compensation	8,490	4,245	4,395	(150)	51.77%	-
Unemployment Compensation	200	67	14	53	7.00%	14
Contracts-Pools	45,000	15,000	11,295	3,705	25.10%	3,795
Contracts-Security Alarms	1,000	336	2,247	(1,911)	224.70%	749
Contracts-Sheriff	15,000	5,000	2,865	2,135	19.10%	1,665
Security Monitoring Services	9,000	3,000	-	3,000	0.00%	-
R&M-Clubhouse	20,000	6,672	13,251	(6,579)	66.26%	4,141
R&M-Parks	5,000	1,667	143	1,524	2.86%	-
R&M-Pools	15,000	5,000	5,387	(387)	35.91%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
R&M-Fitness Center	10,000	3,333	2,779	554	27.79%	547
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	1,667	1,708	(41)	34.16%	-
Holiday Lighting & Decorations	6,000	2,000	10,334	(8,334)	172.23%	-
Op Supplies - Clubhouse	18,000	6,000	3,502	2,498	19.46%	1,853
Total Parks and Recreation	368,963	125,348	126,761	(1,413)	34.36%	28,275
<u>Reserves</u>						
R&M-Boundary Walls/Fences/Monuments	20,000	20,000	68,615	(48,615)	343.08%	-
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	27,636	2,364	92.12%	3,651
Reserve - Pool	25,000	25,000	-	25,000	0.00%	-
Reserve-Ponds & Drainage	100,000	100,000	107,150	(7,150)	107.15%	58,150
Reserve-Sidewalks & Irrigation	20,000	20,000	21,927	(1,927)	109.64%	-
Total Reserves	250,000	250,000	225,328	24,672	90.13%	61,801
TOTAL EXPENDITURES & RESERVES	1,883,913	872,713	760,045	112,668	40.34%	175,129
Excess (deficiency) of revenues Over (under) expenditures	-	768,682	936,285	167,603	0.00%	(100,513)
Net change in fund balance	\$ -	\$ 768,682	\$ 936,285	\$ 167,603	0.00%	\$ (100,513)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,027,691	1,027,691	1,027,691			
FUND BALANCE, ENDING	\$ 1,027,691	\$ 1,796,373	\$ 1,963,976			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ 100	\$ 33	\$ -	\$ (33)	0.00%	\$ -
Special Assmnts- Tax Collector	27,949	25,718	26,177	459	93.66%	984
Special Assmnts- Discounts	(1,118)	(1,027)	(1,040)	(13)	93.02%	(29)
Gate Bar Code/Remotes	300	100	310	210	103.33%	132
TOTAL REVENUES	27,231	24,824	25,447	623	93.45%	1,087
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	517	474	503	(29)	97.29%	19
Total Administration	517	474	503	(29)	97.29%	19
<u>Gatehouse</u>						
Communication - Telephone	600	200	100	100	16.67%	50
Electricity - Gate	550	183	248	(65)	45.09%	100
R&M-Gate	3,064	1,021	2,829	(1,808)	92.33%	496
Total Gatehouse	4,214	1,404	3,177	(1,773)	75.39%	646
<u>Reserves</u>						
Reserve - Gate	3,500	3,500	-	3,500	0.00%	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-
Reserve - Sidewalks	5,000	5,000	2,785	2,215	55.70%	-
Total Reserves	22,500	22,500	2,785	19,715	12.38%	-
TOTAL EXPENDITURES & RESERVES	27,231	24,378	6,465	17,913	23.74%	665

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	446	18,982	18,536	0.00%	422
Net change in fund balance	\$ -	\$ 446	\$ 18,982	\$ 18,536	0.00%	\$ 422
FUND BALANCE, BEGINNING (OCT 1, 2025)	121,265	121,263	121,265			
FUND BALANCE, ENDING	\$ 121,265	\$ 121,709	\$ 140,247			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ 500	\$ 167	\$ -	\$ (167)	0.00%	\$ -
Special Assmnts- Tax Collector	47,935	44,044	44,896	852	93.66%	1,687
Special Assmnts- Discounts	(1,917)	(1,822)	(1,784)	38	93.06%	(50)
Gate Bar Code/Remotes	200	67	47	(20)	23.50%	47
TOTAL REVENUES	46,718	42,456	43,159	703	92.38%	1,684
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	917	841	862	(21)	94.00%	33
Total Administration	917	841	862	(21)	94.00%	33
<u>Gatehouse</u>						
Communication - Telephone	691	230	28	202	4.05%	28
Electricity - Gate	690	230	253	(23)	36.67%	102
R&M-Gate	2,420	807	5,891	(5,084)	243.43%	-
Total Gatehouse	3,801	1,267	6,172	(4,905)	162.38%	130
<u>Reserves</u>						
Reserve - Gate	4,000	4,000	-	4,000	0.00%	-
Reserve - Roadways	32,000	32,000	-	32,000	0.00%	-
Reserve - Sidewalks	6,000	6,000	12,798	(6,798)	213.30%	-
Total Reserves	42,000	42,000	12,798	29,202	30.47%	-
TOTAL EXPENDITURES & RESERVES	46,718	44,108	19,832	24,276	42.45%	163

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,652)	23,327	24,979	0.00%	1,521
Net change in fund balance	\$ -	\$ (1,652)	\$ 23,327	\$ 24,979	0.00%	\$ 1,521
FUND BALANCE, BEGINNING (OCT 1, 2025)	196,515	196,514	196,515			
FUND BALANCE, ENDING	\$ 196,515	\$ 194,862	\$ 219,842			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 1,076	\$ 1,076	0.00%	\$ 336
Special Assmnts- Tax Collector	379,124	347,637	355,090	7,453	93.66%	13,344
Special Assmnts- Discounts	(15,165)	(14,568)	(14,109)	459	93.04%	(393)
TOTAL REVENUES	363,959	333,069	342,057	8,988	93.98%	13,287
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	7,582	6,953	6,820	133	89.95%	259
Total Administration	7,582	6,953	6,820	133	89.95%	259
<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	27,876	32,268	(4,392)	8.95%	259

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	3,452	305,193	309,789	4,596	8974.19%	13,028
Net change in fund balance	\$ 3,452	\$ 305,193	\$ 309,789	\$ 4,596	8974.19%	\$ 13,028
FUND BALANCE, BEGINNING (OCT 1, 2025)	100,635	100,635	100,635			
FUND BALANCE, ENDING	<u>\$ 104,087</u>	<u>\$ 405,828</u>	<u>\$ 410,424</u>			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL			
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual Thru 1/31/2026	FY2026 Total	Adopted Budget	% of Budget
Revenues																
Interest - Investments	\$ 4,081	\$ 3,815	\$ 8,033	\$ 8,189	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 24,118	\$ 70,782	\$ 70,000	101%
Room Rentals	752	-	1,458	1,881	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	4,091	17,427	20,000	87%
Interest - Tax Collector	-	229	-	1,499	186	186	186	186	186	186	186	186	1,728	3,216	2,234	144%
Special Assmnts- Tax Collector	-	308,160	1,355,390	64,958	83,119	32,167	35,048	4,961	15,515	-	-	-	1,728,508	1,899,318	1,845,499	103%
Special Assmnts- Discounts	-	(12,639)	(54,128)	(1,911)	(2,611)	(497)	-	-	-	-	-	-	(68,678)	(71,786)	(73,820)	97%
Other Miscellaneous Revenues	287	(400)	6,677	-	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	6,563	19,892	20,000	99%
Total Revenues	5,120	299,165	1,317,430	74,616	89,860	41,022	44,400	14,313	24,867	9,352	9,352	9,352	1,696,330	1,938,849	1,883,913	103%
Expenditures																
Administrative																
PIR-Board of Supervisors	2,800	2,000	1,800	1,600	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	8,200	24,200	24,000	101%
Payroll-Other	755	569	759	755	350	350	350	350	350	350	350	350	2,839	5,638	4,200	134%
FICA Taxes	214	153	138	122	180	180	180	180	180	180	180	180	627	2,067	2,157	96%
Unemployment Compensation	3	2	2	2	3	3	3	3	3	3	3	3	8	33	30	110%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,700	0%
ProfServ-Dissemination Agent	-	-	-	-	83	83	83	83	83	83	83	83	-	664	1,000	66%
ProfServ-Engineering	-	1,680	4,575	1,830	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	8,085	21,421	20,000	107%
ProfServ-Legal Services	-	1,530	1,438	1,352	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	4,319	24,320	30,000	81%
ProfServ-Mgmt Consulting	5,274	5,274	5,274	5,274	5,431	5,431	5,431	5,431	5,431	5,431	5,431	5,431	21,094	64,544	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	-	1,336	2,000	67%
Auditing Services	-	-	-	-	-	3,750	-	-	-	-	-	-	-	3,750	7,500	50%
Contract-Website Hosting	-	-	-	-	129	129	129	129	129	129	129	129	-	1,032	1,553	66%
Website Compliance	-	-	-	-	127	127	127	127	127	127	127	127	-	1,016	1,520	67%
Postage and Freight	98	86	44	134	66	66	66	66	66	66	66	66	361	890	800	111%
Insurance - General Liability	17,183	-	-	-	-	-	-	-	-	-	-	-	17,183	17,183	17,607	98%
Printing and Binding	-	-	-	-	66	66	66	66	66	66	66	66	-	528	800	66%
Legal Advertising	92	-	-	-	167	167	167	167	167	167	167	167	92	1,428	2,000	71%
Misc-Bank Charges	134	154	149	150	92	92	92	92	92	92	92	92	587	1,323	1,100	120%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Misc-Assessment Collection Cost	-	5,910	26,025	1,261	1,462	897	701	356	199	-	-	-	33,197	36,811	36,910	100%
Misc-County Tax Bill	-	5,152	-	-	-	-	-	-	-	-	-	-	5,152	5,152	4,267	121%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL			
													Actual Thru 1/31/2026	FY2026 Total	Adopted Budget	% of Budget
Office Supplies	-	-	-	-	21	21	21	21	21	21	21	21	-	168	250	67%
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
Total Administrative	33,467	35,995	40,204	12,480	14,511	17,696	13,750	13,405	13,248	13,049	13,049	13,049	122,143	233,903	247,532	94%
<u>Flood Control/Stormwater Mgmt</u>																
Contracts-Lake and Wetland	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	8,200	24,600	24,600	100%
R&M-Lake	-	-	-	-	250	250	250	250	250	250	250	250	-	2,000	3,000	67%
R&M-Mitigation	-	-	-	-	208	208	208	208	208	208	208	208	-	1,664	2,500	67%
Total Flood Control/Stormwater Mgmt	2,050	2,050	2,050	2,050	2,508	8,200	28,264	30,100	94%							
<u>Field</u>																
Contracts-Landscape	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	68,324	204,972	204,974	100%
Contracts-Irrigation	-	-	-	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	18,954	25,272	75%
Insurance - Property	31,060	-	-	-	-	-	-	-	-	-	-	-	31,060	31,060	33,647	92%
R&M-Entry Feature	-	-	-	1,615	667	667	667	667	667	667	667	667	1,615	6,951	8,000	87%
R&M-Irrigation	3,586	8,820	16,110	2,638	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	31,154	51,154	30,000	171%
R&M-Mulch	-	23,100	(308)	-	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	22,792	37,488	22,040	170%
R&M-Plant Replacement	-	3,062	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	3,062	43,062	60,000	72%
R&M-Sidewalk Cleaning	-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	8,000	12,000	67%
R&M-Annals	-	-	11,150	-	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	11,150	28,654	26,250	109%
R&M-Tree Replacement	-	-	-	-	833	833	833	833	833	833	833	833	-	6,664	10,000	67%
R&M-Tree Removal	-	-	1,400	6,500	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	7,900	51,236	65,000	79%
Misc-Contingency	-	-	-	-	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	-	100,000	150,000	67%
Capital Improvements	-	-	-	-	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	-	66,664	100,000	67%
Total Field	51,727	52,063	45,433	29,940	59,462	179,163	654,859	747,183	88%							
<u>Utilities</u>																
Contracts-Solid Waste Services	408	406	470	466	145	145	145	145	145	145	145	145	1,750	2,910	1,735	168%
Communication - Teleph - Field	750	330	920	725	700	700	700	700	700	700	700	700	2,725	8,325	8,400	99%
Electricity - General	12,430	12,117	11,754	23,913	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	60,214	166,878	160,000	104%
Utility - Gas	123	1,312	8,179	11,523	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	21,138	54,473	50,000	109%
Utility - Water & Sewer	4,117	4,511	40	3,956	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	12,623	25,960	20,000	130%
Total Utilities	17,828	18,676	21,363	40,583	20,012	98,450	258,546	240,135	108%							
<u>Parks and Recreation</u>																
Payroll-Salaries	12,605	8,526	8,223	8,618	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	37,972	117,972	120,000	98%
Payroll-Site Manager	8,603	5,791	5,791	5,791	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	25,977	76,168	75,289	101%
FICA Taxes	1,622	1,095	1,072	1,102	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	4,892	14,611	14,584	100%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
													Actual Thru 1/31/2026	FY2026 Total	Adopted Budget	% of Budget	
Workers' Compensation	4,395	-	-	-	-	2,123	-	-	2,123	-	-	-	-	4,395	8,641	8,490	102%
Unemployment Compensation	-	-	-	14	17	17	17	17	17	17	17	17	17	14	150	200	75%
Contracts-Pools	-	3,750	3,750	3,795	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	11,295	41,295	45,000	92%
Contracts-Security Alarms	69	-	1,429	749	83	83	83	83	83	83	83	83	83	2,247	2,911	1,000	291%
Contracts-Sheriff	-	-	1,200	1,665	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	2,865	12,865	15,000	86%
Security Monitoring Services	-	-	-	-	750	750	750	750	750	750	750	750	750	-	6,000	9,000	67%
R&M-Clubhouse	3,813	-	5,297	4,141	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	13,251	26,579	20,000	133%
R&M-Parks	126	-	17	-	417	417	417	417	417	417	417	417	417	143	3,479	5,000	70%
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	15,387	15,000	103%
R&M-Fitness Center	628	765	839	547	833	833	833	833	833	833	833	833	833	2,779	9,443	10,000	94%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	0%
Security Enhancements	-	1,708	-	-	417	417	417	417	417	417	417	417	417	1,708	5,044	5,000	101%
Holiday Lighting & Decorations	5,167	-	5,167	-	500	500	500	500	500	500	500	500	500	10,334	14,334	6,000	239%
Op Supplies - Clubhouse	1,439	-	210	1,853	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	3,502	15,502	18,000	86%
Total Parks and Recreation	43,139	21,635	33,710	28,275	29,922	32,045	29,922	29,922	32,045	29,922	29,922	29,922	126,761	370,381	368,963	100%	
Total Expenditures	148,211	130,419	142,760	113,328	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	534,717	1,545,953	1,633,913	95%	
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	3,651	-	-	-	-	-	-	-	-	-	27,636	27,636	30,000	92%
Reserve - Pool	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	0%
Reserve-Ponds & Drainage	-	49,000	-	58,150	-	-	-	-	-	-	-	-	-	107,150	107,150	100,000	107%
Reserve-Sidewalks & Irrigation	-	-	21,927	-	-	-	-	-	-	-	-	-	-	21,927	21,927	20,000	110%
Total Reserves	67,592	49,000	46,935	61,801	-	225,328	225,328	250,000	90%								
Total Expenditures & Reserves	215,803	179,419	189,695	175,129	126,415	131,723	125,654	125,309	127,275	124,953	124,953	124,953	760,045	1,771,281	1,883,913	94%	
Excess (deficiency) of revenues Over (under) expenditures	\$ (210,683)	\$ 119,746	\$ 1,127,735	\$ (100,513)	\$ (36,555)	\$ (90,701)	\$ (81,254)	\$ (110,996)	\$ (102,408)	\$ (115,601)	\$ (115,601)	\$ (115,601)	936,285	167,568	-	0%	
Fund Balance, Beginning (Oct 1, 2025)													1,027,691	1,027,691	1,027,691		
Fund Balance, Ending													\$ 1,963,976	\$ 1,195,259	\$ 1,027,691		

LEXINGTON OAKS

Community Development District

Supporting Schedules

January 31, 2026

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

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Hawthorne Gate Fund	Preakness Gate Fund	Series 2021A Debt Service Fund	Series 2021B Debt Service Fund
Assessments Levied FY 2026				\$ 2,300,507	\$ 1,845,499	\$ 27,949	\$ 47,935	\$ 248,435	\$ 130,689
Allocation %				100.00%	80.22%	1.21%	2.08%	10.80%	5.68%
11/06/25	\$ 39,217	\$ 2,074	\$ 800	\$ 42,092	\$ 33,766	\$ 511	\$ 877	\$ 4,546	\$ 2,391
11/14/25	\$ 143,944	\$ 6,120	\$ 2,938	\$ 153,001	\$ 122,740	\$ 1,859	\$ 3,188	\$ 16,523	\$ 8,692
11/20/25	\$ 99,983	\$ 4,251	\$ 2,040	\$ 106,274	\$ 85,254	\$ 1,291	\$ 2,214	\$ 11,477	\$ 6,037
11/26/25	\$ 77,870	\$ 3,311	\$ 1,589	\$ 82,770	\$ 66,399	\$ 1,006	\$ 1,725	\$ 8,938	\$ 4,702
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
01/09/25	\$ 77,019	\$ 2,382	\$ 1,572	80,973	64,958	984	1,687	8,744	4,600
TOTAL	\$ 2,027,679	\$ 85,611	\$ 41,381	\$ 2,154,671	\$ 1,728,508	\$ 26,177	\$ 44,896	\$ 232,686	\$ 122,404
% COLLECTED				93.66%	93.66%	93.66%	93.66%	93.66%	93.66%
TOTAL OUTSTANDING				\$ 145,835	\$ 116,991	\$ 1,772	\$ 3,039	\$ 15,749	\$ 8,285

Cash and Investment Report
January 31, 2026

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%	\$ 88,900
Government Interest Checking	Valley National Bank	0201	n/a	3.59%	\$ 2,115,315
Subtotal					<u>\$ 2,204,215</u>
Public Funds Money Market Account	BankUnited	8441	n/a	3.40%	\$ 143,403
GF Subtotal					<u>\$ 2,347,618</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%	244,489
Series 2021 Revenue Fund B	US Bank	6000	n/a	3.50%	121,398
Subtotal					<u>\$ 401,525</u>
Grand Total					<u><u>\$ 2,749,143</u></u>

Bank Account Statement

Lexington Oaks CDD

Thursday, February 19, 2026

Page 1
RNESBITT

Bank Account No. 0201
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101002 Balance	2,115,315.44	Statement Balance	2,440,111.54
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	2,440,111.54
Subtotal	2,115,315.44	Outstanding Checks	-324,796.10
Negative Adjustments	0.00	Ending Balance	2,115,315.44
Ending G/L Balance	2,115,315.44		

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
09/30/2025	Payment	9842	DOMINGA PONCE	Payment of Invoice 018393			-300.00
01/21/2026	Payment	9878	LEXINGTON OAKS CDD	Payment of Invoice 018580			-
01/21/2026	Payment	9879	LEXINGTON OAKS CDD	Payment of Invoice 018581			187,618.92
01/21/2026	Payment	9882	AIR CARE AIR CONDITIONING & BRLETIC DVORAK, INC	Check for Vendor V00012			-98,696.44
01/21/2026	Payment	9885	MRIC SPATIAL	Check for Vendor V00922			-4,697.52
01/21/2026	Payment	9892	PASCO SHERIFF'S OFFICE	Check for Vendor V00959			-1,830.00
01/21/2026	Payment	9893	PASCO SHERIFF'S OFFICE	Check for Vendor V00152			-3,000.00
01/22/2026	Payment	DD1265	VERIZON WIRELESS	Payment of Invoice 018592			-1,185.00
01/22/2026	Payment	DD1266	VERIZON WIRELESS	Payment of Invoice 018593			-80.14
01/27/2026	Payment	9897	PASCO SHERIFF'S OFFICE	Check for Vendor V00152			-85.13
01/30/2026	Payment	100255	ADVANCED ENERGY SOLUTIONS	Inv: 12856, Inv: 12869			-480.00
01/30/2026	Payment	100256	INFRAMARK LLC	Inv: 169040			-1,484.33
01/30/2026	Payment	100257	STRALEY ROBIN VERICKER	Inv: 27742			-17.02
01/30/2026	Payment	100258	AIR CARE AIR CONDITIONING & YELLOWSTONE LANDSCAPE	Inv: 23237192			-1,351.60
01/30/2026	Payment	100259	JON DAVIS	Inv: 1081067			-3,689.00
01/30/2026	Payment	100260	JON DAVIS	Inv: 42			-17,081.00
Total Outstanding Checks							-2,900.00
							-
							324,796.10



Last Statement:
Statement Ending:
Page:

December 31, 2025
January 31, 2026
1 of 7

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

6216 M0656DDA013126064416 03 000000000 40670 007



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

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

Account Statement

GOVERNMENT CHECKING - XXXXXX0201

SUMMARY FOR THE PERIOD: 01/01/26 - 01/31/26

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$2,570,763.65		\$88,544.63		\$219,196.74		\$2,440,111.54

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$2,570,763.65
01/05	ACH DEBIT ADP PAYROLL FEES ADP FEES 260105 938037834104	-\$375.74		\$2,570,387.91
01/06	ACH DEBIT Synchrony Bank CC PYMT 260106	-\$679.21		\$2,569,708.70
01/06	ACH DEBIT COMENITY PAY IO WEB PYMT 260106	-\$1,680.87		\$2,568,027.83
01/07	RETURN ITEM Blocked ACH Transa CHECK		\$679.21	\$2,568,707.04
01/07	RETURN ITEM Blocked ACH Transa CHECK		\$1,680.87	\$2,570,387.91
01/07	CHECK 100253	-\$2,050.00		\$2,568,337.91
01/08	ACH DEBIT ADP Tax ADP Tax 260108 RWF7W 010901A01	-\$1,669.48		\$2,566,668.43
01/08	ACH DEBIT ADP WAGE PAY WAGE PAY 260108 935038561363F7W	-\$6,044.19		\$2,560,624.24
01/08	CHECK 100252	-\$28,231.00		\$2,532,393.24
01/09	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260108 -003		\$1,498.64	\$2,533,891.88
01/09	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260108 -002		\$13,907.19	\$2,547,799.07
01/09	ACH CREDIT		\$63,111.76	\$2,610,910.83





Account Number:
Statement Date:
Page :

XXXXXX0201
01/31/2026
2 of 7

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	PASCOTAX TAX ACC INVOICE GS20260108-001			
01/09	ACH DEBIT	-\$50.19		\$2,610,860.64
	WREC ELECTRIC 260109 0001265883			
01/09	ACH DEBIT	-\$51.14		\$2,610,809.50
	WREC ELECTRIC 260109 0001265871			
01/09	ACH DEBIT	-\$334.93		\$2,610,474.57
	WREC ELECTRIC 260109 0001265888			
01/09	ACH DEBIT	-\$44.29		\$2,610,430.28
	WREC ELECTRIC 260109 0001265889			
01/09	ACH DEBIT	-\$208.60		\$2,610,221.68
	WREC ELECTRIC 260109 0001265890			
01/09	ACH DEBIT	-\$11,445.89		\$2,598,775.79
	WREC ELECTRIC 260109 0001265863			
01/12	ACH DEBIT	-\$140.00		\$2,598,635.79
	SPECTRUM SPECTRUM 260112			
01/13	CHECK 9869	-\$1,707.51		\$2,596,928.28
01/13	CHECK 100250	-\$4,465.00		\$2,592,463.28
01/14	ACH DEBIT	-\$293.01		\$2,592,170.27
	PASCOBCCUTENT UTILITYPMT 260114			
01/14	ACH DEBIT	-\$15.68		\$2,592,154.59
	PASCOBCCUTENT UTILITYPMT 260114			
01/14	ACH DEBIT	-\$39.25		\$2,592,115.34
	PASCOBCCUTENT UTILITYPMT 260114			
01/14	ACH DEBIT	-\$1,595.06		\$2,590,520.28
	PASCOBCCUTENT UTILITYPMT 260114			
01/16	ACH DEBIT	-\$189.78		\$2,590,330.50
	ADP PAYROLL FEES ADP FEES 260116 932039916471			
01/20	ACH DEBIT	-\$50.00		\$2,590,280.50
	SPECTRUM SPECTRUM 260120			
01/20	ACH DEBIT	-\$108.37		\$2,590,172.13
	FLA DEPT REVENUE C01 260120 250797152			
01/21	ACH CREDIT		\$0.17	\$2,590,172.30
	PAYPAL ACCTVERIFY 260121			
01/21	ACH CREDIT		\$0.09	\$2,590,172.39
	PAYPAL ACCTVERIFY 260121			
01/21	ACH DEBIT	-\$3,207.17		\$2,586,965.22
	TRUIST MC/VISA CCD CRDPMT 260120 80000104024			
01/21	ACH DEBIT	-\$0.26		\$2,586,964.96
	PAYPAL ACCTVERIFY 260121			
01/22	RETURN ITEM		\$0.26	\$2,586,965.22
	Blocked ACH Transa CHECK			
01/22	ACH DEBIT	-\$28.19		\$2,586,937.03
	SPECTRUM SPECTRUM 260122			
01/22	ACH DEBIT	-\$1,754.55		\$2,585,182.48
	ADP Tax ADP Tax 260122 RWF7W 012302A01			
01/22	ACH DEBIT	-\$6,057.51		\$2,579,124.97
	ADP WAGE PAY WAGE PAY 260122 928341020435F7W			
01/23	ACH DEBIT	-\$466.56		\$2,578,658.41





Account Number:
Statement Date:
Page :

XXXXXX0201
01/31/2026
3 of 7

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	WASTE CONNECTION WEB_PAY 260123			
01/23	CHECK 9880	-\$12,798.00		\$2,565,860.41
01/23	CHECK 9881	-\$24,712.00		\$2,541,148.41
01/26	ACH DEBIT	-\$165.27		\$2,540,983.14
	ACHMA VISB BILL PYMNT 260126			
01/26	ACH DEBIT	-\$419.97		\$2,540,563.17
	SPECTRUM SPECTRUM 260126			
01/26	CHECK 9887	-\$2,050.00		\$2,538,513.17
01/26	CHECK 9891	-\$3,600.00		\$2,534,913.17
01/26	CHECK 9886	-\$3,795.00		\$2,531,118.17
01/27	ACH DEBIT	-\$297.55		\$2,530,820.62
	ADP Tax ADP Tax 260127 RWF7W 012703A01			
01/27	ACH DEBIT	-\$1,426.45		\$2,529,394.17
	ADP WAGE PAY WAGE PAY 260127 400068917186F7W			
01/27	ACH DEBIT	-\$3,506.68		\$2,525,887.49
	TECO/PEOPLE GAS UTILITYBIL 260127			
01/27	CHECK 9889	-\$290.00		\$2,525,597.49
01/27	CHECK 9895	-\$1,400.00		\$2,524,197.49
01/27	CHECK 9894	-\$1,438.00		\$2,522,759.49
01/27	CHECK 9888	-\$58,150.00		\$2,464,609.49
01/28	CHECK 9883	-\$1,393.83		\$2,463,215.66
01/28	CHECK 100249	-\$1,575.00		\$2,461,640.66
01/29	ACH DEBIT	-\$110.00		\$2,461,530.66
	SPECTRUM SPECTRUM 260129			
01/30	ACH DEBIT	-\$189.78		\$2,461,340.88
	ADP PAYROLL FEES ADP FEES 260130 927941852024			
01/30	ACH DEBIT	-\$8,139.95		\$2,453,200.93
	SPARK ENERGY LLC BILLPAYMNT 260130			
01/30	CHECK 9890	-\$5,295.62		\$2,447,905.31
01/30	CHECK 9884	-\$15,460.21		\$2,432,445.10
01/31	INTEREST CREDIT		\$7,666.44	\$2,440,111.54
Ending Balance				\$2,440,111.54

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
01/13	9869	\$1,707.51	01/30	9890	\$5,295.62
01/23	9880*	\$12,798.00	01/26	9891	\$3,600.00
01/23	9881	\$24,712.00	01/27	9894*	\$1,438.00
01/28	9883*	\$1,393.83	01/27	9895	\$1,400.00
01/30	9884	\$15,460.21	01/28	100249*	\$1,575.00
01/26	9886*	\$3,795.00	01/13	100250	\$4,465.00
01/26	9887	\$2,050.00	01/08	100252*	\$28,231.00
01/27	9888	\$58,150.00	01/07	100253	\$2,050.00
01/27	9889	\$290.00			

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





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

Account Number:
Statement Date:
Page :

XXXXXX0201
01/31/2026
4 of 7

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$2,555,338.00	Annual % Yield Earned	3.59%
Year-to-Date Interest Paid	\$7,666.44	Interest Paid	\$7,666.44

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	Jan-26 12/20-1/23	Total
1265872	n/a	0158 737 011	Public Lighting	Public Lighting PL	\$ 8,627.69	\$ 8,579.66	\$ 8,579.66	\$ 8,579.66	\$ 34,366.67
1265875	48250181	0158 737 014	Clubhouse	26304 Lexington Oaks Blvd Cl	1,329.21	1,147.25	1,284.81	1,352.68	5,113.95
1265877	21396593	0158 737 016	Saratoga	War Admiral Dr N Entr	42.64	42.48	42.70	42.80	170.62
1265878	9346202	0158 737 017	Northampton	Spectacular Bid Dr N Entr	45.55	44.91	49.24	44.49	184.19
1265879	21396806	0158 737 018	Remington	Lexington Oaks Blvd Ent 33	48.45	48.08	49.98	49.56	196.07
1265880	23419059	0158 737 019	Pimlico	Gato Del Sol Ent-Gt	50.39	49.46	50.72	50.82	201.39
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	43.18	41.64	42.17	42.17	169.16
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	43.29	43.13	44.71	45.87	177.00
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	44.14	43.65	44.39	44.39	176.57
1265887	50187642	0158 737 026	Pool Heating	26304 Lexington Oaks Blvd	281.80	296.83	337.68	338.10	1,254.41
1265864	93039900	0158 737 002	DelMar	Affirmed Dr Ent 2	48.98	48.08	62.53	62.75	222.34
1265865	93039921	0158 737 003	Fairmount	Sea Hero Cir Ent 3	42.75	42.70	43.23	43.00	171.68
1265866	93039856	0158 737 004	Arlington	Seattle Slew Dr Ent 4	42.21	42.17	42.48	42.59	169.45
1265867	93039901	0158 737 005	Belmont	5439 Bold Venture Pl Ent 6	42.75	42.70	44.06	43.00	172.51
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.79	44.91	45.65	45.65	181.00
1265863	93040870	0158 737 001	Front Entrance	Lexington Oaks Blvd Sgn&Lt	599.60	593.81	638.55	613.96	2,445.92
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.07	42.90	43.33	43.44	172.74
Subtotal					\$ 11,420.49	\$ 11,194.36	\$ 11,445.89	\$ 11,484.93	\$ 45,545.67
1265888	40535597	0158 737 027	Fountain	26304 Lexington Oaks Blvd Fount	\$ 329.58	\$ 301.89	\$ 334.93	\$ 148.87	\$ 1,115.27
1265889	92695823	0158 737 028	Tennis Crts	War Admiral Dr Tn Cts	44.03	43.75	44.29	44.29	\$ 176.36
1265890	40534631	0158 737 029	Fitness Center	26304 Lexington Oaks Blvd	322.58	213.87	208.60	201.64	\$ 946.69
Total 001-543006-53903					\$ 12,116.68	\$ 11,753.87	\$ 12,033.71	\$ 11,879.73	\$ 47,783.99

Withlacoochee River Electricity- Hawthorne Gate

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	10/23-11/21	11/21-12/20	12/20-1/23	Total
1265883	33120623	0158 737 022	Hawthorne Entr	Spectacular Bid Dr Entry	\$ 49.09	\$ 48.40	\$ 50.19	\$ 49.66	\$ 197.34
002-543031-53904									

Withlacoochee River Electricity- Preakness Gate

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/23-10/23	10/23-11/21	11/21-12/20	12/20-1/23	Total
1265871	93039864	0158 737 010	Preakness Entr	Silver Charm Ter Ent #7	\$ 50.39	\$ 49.56	\$ 51.14	\$ 50.40	\$ 201.49
003-543031-53904									

Verizon Wireless

Account no.	Phone no.	Description	Description/Address	10/8-11/7	11/8-12/7	12/8-1/7	1/8-2/7	Total
820984375-00001	813-597-1288 / 813-486-3333	John Adams	John Adams	\$ 80.14	\$ 80.14	\$ 85.13	\$ -	\$ 245.41
001-541005-53903								

Spectrum Business

Account no.	Meter no.	Member ID No.	Description	Description/Address	10/10-11/9	11/10-12/9	12/10-1/9	1/10-2/9	Total
8337 13 001 1295609				26304 Lexington Oaks Blvd Office/Fitness	\$ 110.00	\$ 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	12/30-1/29	Total
8337 13 001 1294156				5844 War Admiral Dr, Apt Camera	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 560.00
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	1/6-2/5	Total
8337 13 001 1294172 001-541005-53903				Comm Fitness - TV/Internet/Voice	\$ 419.97	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	1/23-2/22	Total
8337 13 001 1307180 001-541005-53903				26723 Lexington Oaks Blvd	\$ 140.00	-	-	-	\$ 140.00
Subtotal					\$ 890.11	\$ 750.11	\$ 755.10	\$ 669.97	\$ 3,065.29

Spectrum Business

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/28-10/27	10/28-11/27	11/28-12/27	12/28-1/27	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	1/8-2/7	Total
8337 13 001 1684133 003-541003-53904				5443 Silver Charm Ter GTHS	\$ (91.81)	(51.81)	(11.81)	28.19	\$ (127.24)

Pasco County Utilities Service

Account no.	Description	Description/Address	9/14-10/14	10/15-11/15	11/15-12/16	12/16-1/15	Total
0408090	13403643	0408090	\$ 83.31	\$ 39.25	\$ 39.25	\$ 67.01	\$ 228.82
0408095	12560928	0408095	2,088.71	293.01	293.01	317.30	2,992.03
0402235	09062139	0402235	709.36	1,255.70	1,595.06	1,566.78	5,126.90

Pasco County Utilities Service

Account no.	Description	Description/Address	9/16-10/16	10/17-11/15	11/15-12/16	12/16-1/15	Total
0010320	08404808	0010320	\$ 41.16	39.69	15.68	62.23	158.76
Total 001-543021-53903			\$ 2,922.54	\$ 1,627.65	\$ 1,943.00	\$ 2,013.32	\$ 8,506.51

TECO People Gas

Account no.	Description	Description/Address	9/27-10/30	10/31-11/27	11/28-12/30	12/31-1/29	Total
211008968748 001-543019-53903	ANX03059	211008968748	\$ 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	12/30-1/30	Total
5100996699 001-543019-53903		26304 Lexington Oaks Blvd	\$ 808.21	\$ 5,561.17	\$ 8,139.95	\$ 11,342.29	\$ 25,851.62
Total		Customer Svc 888-425-9140	\$ 1,312.49	\$ 8,178.61	\$ 11,682.97	\$ 11,342.29	\$ 32,516.36

Check Register Summary

DATE	CHECK NUMBERS	AMOUNT
1/01/26 - 1/31/26	9881 - 9897 100255 - 100260 300211 - 300236	\$484,762
TOTAL		\$484,762

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100255							
001	01/30/26	ADVANCED ENERGY SOLUTIONS	12869	Pocano Repair Power to Controller	R&M-Irrigation	546041-53901	\$319.80
001	01/30/26	ADVANCED ENERGY SOLUTIONS	12856	Middle Marque Sign	R&M-Entry Feature	546021-53901	\$1,164.53
Check Total							\$1,484.33
CHECK # 100256							
001	01/30/26	INFRAMARK LLC	169040	POSTAGE	Postage and Freight	541006-51301	\$17.02
Check Total							\$17.02
CHECK # 100257							
001	01/30/26	STRALEY ROBIN VERICKER	27742	Legal Service Through 12/31/25	ProfServ-Legal Services	531023-51401	\$1,351.60
Check Total							\$1,351.60
CHECK # 100258							
001	01/30/26	AIR CARE AIR CONDITIONING &	23237192	ROTO-DUCT VENTS	R&M-Clubhouse	546015-57201	\$3,689.00
Check Total							\$3,689.00
CHECK # 100259							
001	01/30/26	YELLOWSTONE LANDSCAPE	1081067	01/26 MONTHLY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$17,081.00
Check Total							\$17,081.00
CHECK # 100260							
001	01/30/26	JON DAVIS	42	Tree Service 01/10/26	R&M-Tree Removal	546908-53901	\$2,900.00
Check Total							\$2,900.00
CHECK # 300213							
001	01/09/26	WITHLACOOCHEE RIVER	122925-1265888-ACH	ACCT 1265888 11/20-12/22/25	Electricity - General	543006-53903	\$334.93
Check Total							\$334.93
CHECK # 300214							
001	01/09/26	WITHLACOOCHEE RIVER	122925-1265889-ACH	ACCT 1265889 11/20-12/22/25	Electricity - General	543006-53903	\$44.29
Check Total							\$44.29
CHECK # 300215							
001	01/09/26	WITHLACOOCHEE RIVER	122925-1265890	ACCT 1265890 11/20-12/22/25	Electricity - General	543006-53903	\$208.60
Check Total							\$208.60
CHECK # 300216							
001	01/12/26	PASCO COUNTY UTILITIES SERVICE	122425-0010320-ACH	BILL PRD 11/13-12/15/26	Utility - Water & Sewer	543021-53903	\$15.68
Check Total							\$15.68
CHECK # 300217							
001	01/12/26	PASCO COUNTY UTILITIES SERVICE	122425-0408095-ACH	BILL PRD 11/13-12/15/25	Utility - Water & Sewer	543021-53903	\$293.01
Check Total							\$293.01
CHECK # 300218							
001	01/12/26	PASCO COUNTY UTILITIES SERVICE	122425-0402235-ACH	BILL PRD 11/13-12/15/26	Utility - Water & Sewer	543021-53903	\$1,595.06
Check Total							\$1,595.06

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300219								
001	01/12/26	PASCO COUNTY UTILITIES SERVICE	122425-040809-ACH	BILL PRD 11/13-12/15/25	Utility - Water & Sewer	543021-53903	\$39.25	
							Check Total	<u>\$39.25</u>
CHECK # 300220								
001	01/09/26	WITHLACOOCHEE RIVER	122925-8737-ACH	ACCT 10158737 11/20-12/22/25	Electricity - General	543006-53903	\$11,445.89	
							Check Total	<u>\$11,445.89</u>
CHECK # 300221								
001	01/26/26	TECO PEOPLE'S GAS- ACH	010526-8748-ACH	SERVICE 11/27/25 - 12/31/25	Utility - Gas	543019-53903	\$3,543.02	
							Check Total	<u>\$3,543.02</u>
CHECK # 300224								
001	01/23/26	CHARTER COMMUNICATIONS	1294172010626-ACH	Spectrum business JAN 2026	Communication - Teleph - Field	541005-53903	\$419.97	
							Check Total	<u>\$419.97</u>
CHECK # 300225								
001	01/27/26	CHARTER COMMUNICATIONS	1295609011026-ACH	ACCT# 833713001129569 01/10/26	Communication - Teleph - Field	541005-53903	\$110.00	
							Check Total	<u>\$110.00</u>
CHECK # 300236								
001	01/20/26	TRUIST BANK	122625-1805-ACH	PURCHASES 11/27/25-12/26/25	Op Supplies - Clubhouse	552003-57201	\$1,853.29	
001	01/20/26	TRUIST BANK	122625-1805-ACH	PURCHASES 11/27/25-12/26/25	R&M-Clubhouse	546015-57201	\$203.05	
001	01/20/26	TRUIST BANK	122625-1805-ACH	PURCHASES 11/27/25-12/26/25	R&M-Fitness Center	546137-57201	\$401.79	
001	01/20/26	TRUIST BANK	122625-1805-ACH	PURCHASES 11/27/25-12/26/25	Contracts-Security Alarms	534090-57201	\$749.04	
							Check Total	<u>\$3,207.17</u>
CHECK # 9881								
001	01/21/26	PRECISION SIDEWALK SAFETY	B2882	SIDEWALK REPAIRS	Reserve - Sidewalks	568162-58100	\$21,927.00	
							Check Total	<u>\$21,927.00</u>
CHECK # 9882								
001	01/21/26	AIR CARE AIR CONDITIONING &	23236876	AC Repair Charge	R&M-Clubhouse	546015-57201	\$4,697.52	
							Check Total	<u>\$4,697.52</u>
CHECK # 9883								
001	01/21/26	ADVANCED ENERGY SOLUTIONS	12798	Riva Ridge, North Hampton	R&M-Boundary Walls/Fences/Monuments	546180-58100	\$1,023.27	
001	01/21/26	ADVANCED ENERGY SOLUTIONS	12849	Pocano Repair Power to Controller	R&M-Irrigation	546041-53901	\$370.56	
							Check Total	<u>\$1,393.83</u>
CHECK # 9884								
001	01/21/26	BALLENGER LANDCARE, INC	573	Broken Pipe Across Main Line	R&M-Irrigation	546041-53901	\$1,260.04	
001	01/21/26	BALLENGER LANDCARE, INC	561	Broken 3inch Water Line	R&M-Irrigation	546041-53901	\$425.94	
001	01/21/26	BALLENGER LANDCARE, INC	609	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$1,668.21	
001	01/21/26	BALLENGER LANDCARE, INC	603	IRRIGATION REPAIRS	Contracts-Irrigation	534073-53901	\$2,106.00	
001	01/21/26	BALLENGER LANDCARE, INC	611	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$9,500.00	
001	01/21/26	BALLENGER LANDCARE, INC	613	Valve Replacement and Solenoid	R&M-Irrigation	546041-53901	\$500.02	
							Check Total	<u>\$15,460.21</u>
CHECK # 9885								
001	01/21/26	BRLETIC DVORAK, INC	2262	Engineering Services thru 122925	ProfServ-Engineering	531013-51501	\$1,830.00	
							Check Total	<u>\$1,830.00</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 9886								
001	01/21/26	COOPER POOLS INC	2025-1574	Pool service & Scum Gutter Grate	Contracts-Pools	534078-57201	\$3,795.00	
							Check Total	<u>\$3,795.00</u>
CHECK # 9887								
001	01/21/26	DANIEL STROUS	1097	Lake and Pond Services JAN26	Contracts-Lake and Wetland	534021-53801	\$2,050.00	
							Check Total	<u>\$2,050.00</u>
CHECK # 9888								
001	01/21/26	FINN OUTDOOR	2980	Bank Restoration @ Pond 29A, 29C, 15D, 26A, 19A	Reserve-Ponds & Drainage	568167-58100	\$49,000.00	
001	01/21/26	FINN OUTDOOR	2981	Bank Restoration @ Pond 2A	Reserve-Ponds & Drainage	568167-58100	\$4,750.00	
001	01/21/26	FINN OUTDOOR	2982	Structure Restoration @ 5206 Silver Charm	Reserve-Ponds & Drainage	568167-58100	\$2,800.00	
001	01/21/26	FINN OUTDOOR	2979	Bank Restoration @ 5404 Bold Venture	Reserve-Ponds & Drainage	568167-58100	\$1,600.00	
							Check Total	<u>\$58,150.00</u>
CHECK # 9889								
001	01/21/26	FITNESS LOGIC	127679	12/25 MONTYHLY MAINT & CLEANING OF EQUIPMENT	R&M-Fitness Center	546137-57201	\$145.00	
001	01/21/26	FITNESS LOGIC	127827	1/8/26 MONTYHLY MAINT & CLEANING OF EQUIPMENT	R&M-Fitness Center	546137-57201	\$145.00	
							Check Total	<u>\$290.00</u>
CHECK # 9890								
001	01/21/26	INFRAMARK LLC	166701	POSTAGE	Postage and Freight	541006-51301	\$22.12	
001	01/21/26	INFRAMARK LLC	167734	Management Contract JAN26	ProfServ-Mgmt Consulting	531027-51201	\$5,273.50	
							Check Total	<u>\$5,295.62</u>
CHECK # 9891								
001	01/21/26	JON DAVIS	4967	Tree Service 1/7/26	R&M-Tree Removal	546908-53901	\$3,600.00	
							Check Total	<u>\$3,600.00</u>
CHECK # 9892								
001	01/21/26	MRIC SPATIAL	3178	Survey for Pond Restoration	ProfServ-Engineering	531013-51501	\$3,000.00	
							Check Total	<u>\$3,000.00</u>
CHECK # 9893								
001	01/21/26	PASCO SHERIFF'S OFFICE	1-202512-12388	Security 12/22-30/25	Contracts-Sheriff	534100-57201	\$1,185.00	
							Check Total	<u>\$1,185.00</u>
CHECK # 9894								
001	01/21/26	STRALEY ROBIN VERICKER	27685	Legal Service Through 11/30/25	ProfServ-Legal Services	531023-51401	\$1,438.00	
							Check Total	<u>\$1,438.00</u>
CHECK # 9895								
001	01/21/26	YELLOWSTONE LANDSCAPE	1065468	Removal of two Pine Trees Churchill	R&M-Tree Removal	546908-53901	\$1,400.00	
							Check Total	<u>\$1,400.00</u>
CHECK # 9897								
001	01/27/26	PASCO SHERIFF'S OFFICE	I-20261-12389	Security 1/2-5/26	Contracts-Sheriff	534100-57201	\$480.00	
							Check Total	<u>\$480.00</u>
CHECK # DD1265								
001	01/22/26	VERIZON WIRELESS	6130436132-ACH	Verizon wireless DEC 2026	Communication - Teleph - Field	541005-53903	\$80.14	
							Check Total	<u>\$80.14</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD1266								
001	01/22/26	VERIZON WIRELESS	6132952029-ACH	Verizon wireless JAN 2026	Communication - Teleph - Field	541005-53903	\$85.13	
							Check Total	<u>\$85.13</u>
CHECK # DD1267								
001	01/29/26	SPARK ENERGY GAS LLC	52863790 ACH	12/2025 SVCS	Utility - Gas	543019-53903	\$8,139.95	
							Check Total	<u>\$8,139.95</u>
CHECK # DD1269								
001	01/26/26	WASTE CONNECTIONS OF FL- ACH	8653763W425-ACH	ACCT# 6425-009914	Contracts-Solid Waste Services	534039-53903	\$466.59	
							Check Total	<u>\$466.59</u>
CHECK # DD1271								
001	01/19/26	CHARTER COMMUNICATIONS	1294156123025-ACH	12/30-1/29/26	Communication - Teleph - Field	541005-53903	\$140.00	
							Check Total	<u>\$140.00</u>
							Fund Total	<u><u>\$182,683.81</u></u>

GENERAL FUND - HAWTHORNE GATE - 002

CHECK # 300212								
002	01/09/26	WITHLACOOCHEE RIVER	122925-1265883-ACH	ACCT 1265883 11/20-12/22/25	Electricity - Gate	543031-53904	\$50.19	
							Check Total	<u>\$50.19</u>
CHECK # 9881								
002	01/21/26	PRECISION SIDEWALK SAFETY	B-2883	SIDEWALK REPAIRS	Reserve - Sidewalks	568162-58100	\$2,785.00	
							Check Total	<u>\$2,785.00</u>
CHECK # DD1272								
002	01/20/26	CHARTER COMMUNICATIONS	1294149122825-ACH	BILL PRD 12/28-1/27/26	Communication - Telephone	541003-53904	\$50.00	
							Check Total	<u>\$50.00</u>
							Fund Total	<u><u>\$2,885.19</u></u>

GENERAL FUND - PREAKNESS GATE - 003

CHECK # 300211								
003	01/09/26	WITHLACOOCHEE RIVER	122925-1265871-ACH	ACCT 1265871 11/20-12/22/25	Electricity - Gate	543031-53904	\$51.14	
							Check Total	<u>\$51.14</u>
CHECK # 300222								
003	01/20/26	CHARTER COMMUNICATIONS	1684133010326-ACH	ACCT# 8337130011684133 1/3-2/2/26	Communication - Telephone	541003-53904	\$28.19	
							Check Total	<u>\$28.19</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 9880								
003	01/21/26	PRECISION SIDEWALK SAFETY	B-2884	SIDEWALK REPAIRS	Reserve - Sidewalks	568162-58100	\$12,798.00	
							Check Total	<u>\$12,798.00</u>
							Fund Total	<u>\$12,877.33</u>

SERIES 2021 DEBT SERVICE FUND - 208

CHECK # 9878								
208	01/21/26	LEXINGTON OAKS CDD	01102026-208A	TRFR ASSESS COLLECTIONS FY2025-26	Due From Other Funds	131000	\$187,618.92	
							Check Total	<u>\$187,618.92</u>
CHECK # 9879								
208	01/21/26	LEXINGTON OAKS CDD	01102026-208B	TRFR ASSESS COLLECTIONS FY2025-26	Due From Other Funds	131000	\$98,696.44	
							Check Total	<u>\$98,696.44</u>
							Fund Total	<u>\$286,315.36</u>

Total Checks Paid	\$484,761.69
--------------------------	---------------------