

***Lexington Oaks
Community Development
District***

April 16, 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, April 16, 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. Landscape Report – Yellowstone
 - B. Irrigation Report – Ballenger
 - C. Accounting Staff Report
 - i. Discussion of Cash Flow Report..... Page 3
 - D. Engineer’s Report
 - E. Counsel’s Report
 - F. Field Inspection Report..... Page 4
 - G. District Manager’s Report
6. **Consent Agenda**
 - A. Minutes of March 19, 2026 Regular Meeting..... Page 15
 - B. Review of the February 2026 Financials..... Page 18
7. **Supervisors’ Requests and Comments**
8. **Adjournment**

The next Workshop is scheduled for Thursday, May 7, 2026 at 9:00 a.m.

The next Meeting is scheduled for Thursday, May 21, 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
Investment Analysis - General Fund
(updated 04/08/2026)

Account Balances

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
Valley Bank		3.56%	\$1,943,886	Current Balance as of 04/08/2026
Truist Bank		0.01%	\$97,578	Current Balance as of 04/08/2026
Bank United		3.40%	\$144,180	Current Balance as of 04/08/2026
Total Account Balances			\$2,185,644	

Cash Flow Analysis

Operating Accounts (Checking)

	<u>Mar-26</u>	
Beginning Bank Balance as of 04/2026	\$2,185,644	
o/s AP as of 04/08/2026	(236,474)	Cash required to finance April 2026
Loan Payment	-	
Cash Out - DS	-	
Cash In - Assessment Pending Receipt	76,664	PENDING TAX REVENUE
Due to Debt Service Fund	(3,023)	TAX REVENUE IN TRANSIT
Ending Balance (1)	<u>\$2,022,810</u>	Projected Cash Available as of 04.08.2026 through to 11.30.2026

Trend Report

October	215,803	
November	179,419	
December	189,695	
January	161,232	
February	116,213	
March	172,472	Based on average monthly burn rate
April		
May		
June		
July		
August		
September		
	<u>1,034,834</u>	
	6	
	172,472	Average based on actuals/number of months
	64,002	A/P 04/08/2026
	<u>236,474</u>	

Average Monthly Expenditure \$172,472 Excluding payables

Cash required to finance 7 months to Nov-26 \$1,207,306

Net positive cash flow 11.30.2026 \$815,504



Lexington Oaks CDD

Field Inspection Report - March 2026

Wednesday, March 25 2026

Prepared For Board Of Supervisors

29 Items Identified

29 Items Incomplete

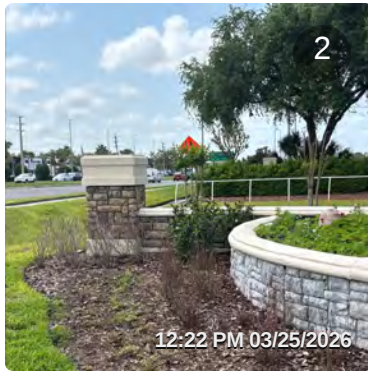
John Fowler

Inframark

Item 1

Assigned To: Yellowstone

Schedule rejuvenation cut backs for frost damaged material at the entrance and exit corners of CR 54 and Lexington Oaks Blvd. intersection.

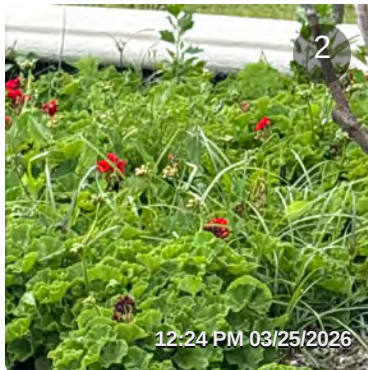
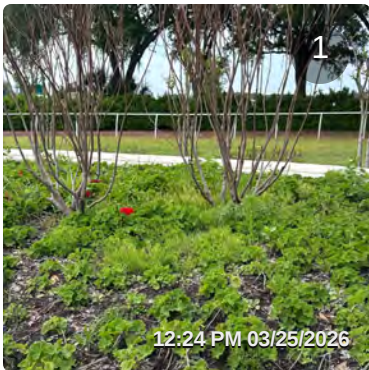


Plants were replaced

Item 2

Assigned To: Yellowstone

Treat weeds in the raised planter beds of entrance and exit corners of CR 54 and Lexington Oaks Blvd. intersection.

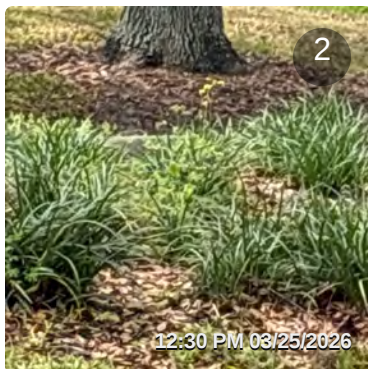


This was completed already

Item 3

Assigned To: Yellowstone

Treat/hand pull large weeds in Liriope in the South median on Lexington Oaks Blvd.



This was completed last service visit.

Item 4

Assigned To: Yellowstone

Noting a cut drip line, most likely inactive, that should be cut back so not exposed at Oak tree on East Row of Lexington Oaks approximately halfway between CR 54 and Post Oak Blvd.

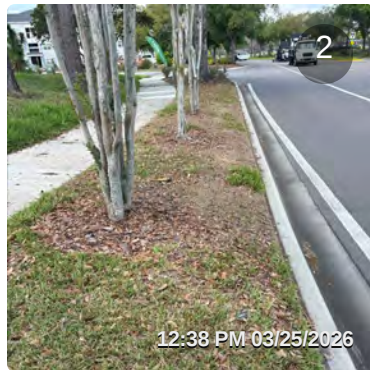


Balenger

Item 5

Assigned To: Yellowstone

Noting bare areas in turf along the ROWs of Lexington Oaks Blvd. where winter weeds have died back and struggling areas under Oak canopies.

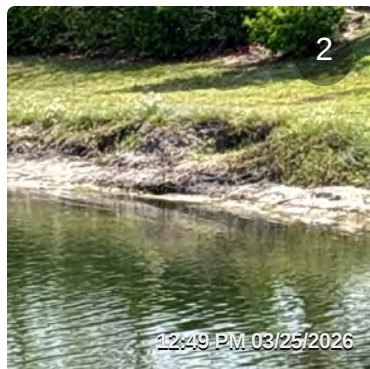


Weeds and fert were just sprayed on property 4/7,4/8

Item 6

Assigned To: Aquatics

Treat small area of pond 1A. Also noting, possibly pond bank restoration may be needed.



Item 7

Assigned To: Yellowstone

Noting downed landscape debris that needs removal at the lift station on Lexington Oaks Blvd. Located across the street from the digital community sign.



4/15/26

Item 8

Assigned To: Aquatics

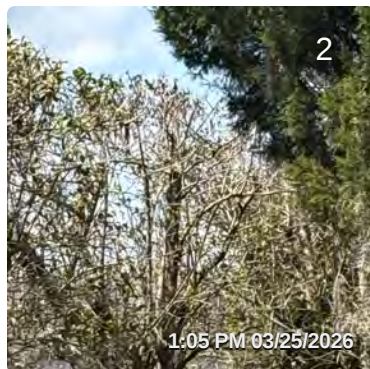
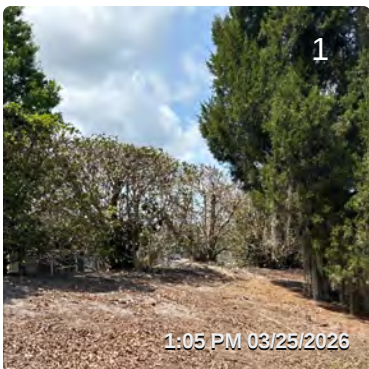
Treat weeds starting to grow on banks of pond 2A.



Item 9

Assigned To: Yellowstone and Ballenger

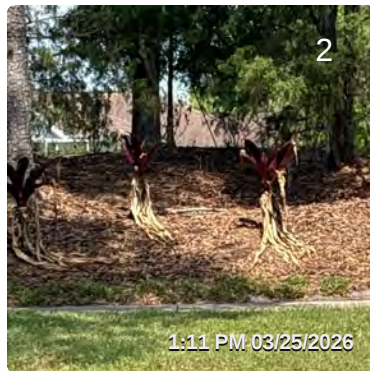
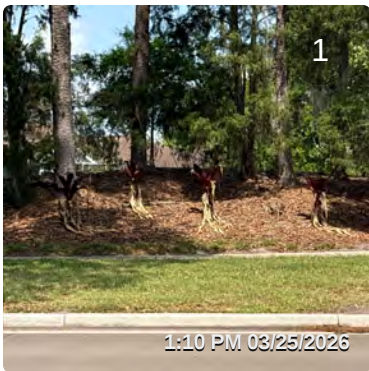
Diagnosed and treat a couple declining viburnum on the berm of Affirmed Dr. Check the irrigation is working here properly.



Item 10

Assigned To: Yellowstone

Clean out dead material in Crinum Lilies on Lexington Oaks Blvd. across the street from Bold Venture Pl.



completed

Item 11

Assigned To: Yellowstone

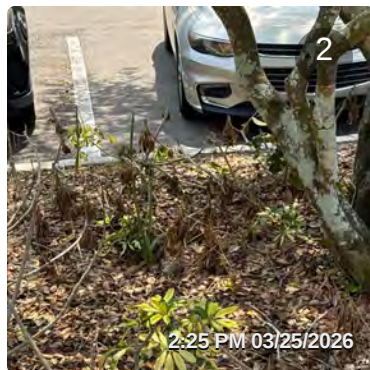
Noting a few recently planted Viburnum are struggling to establish and may need replacement on Lexington Oaks Blvd.



Item 12

Assigned To: Yellowstone

Remove the dead material out of the Arboricolos on the entrance and exit sides at the intersection of the community center parking lot.

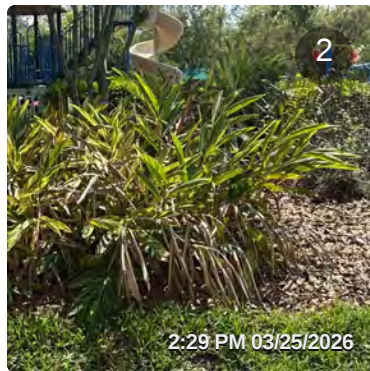
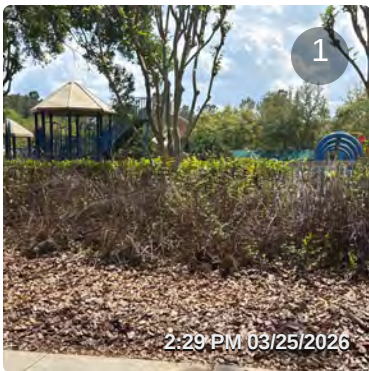


Plants were cut back will try and remove some more of the dead 4/15/26

Item 13

Assigned To: Yellowstone

Clean out dead material in ferns and Shell Ginger on the ROW berm of Lexington Oaks Blvd. by the community playground.

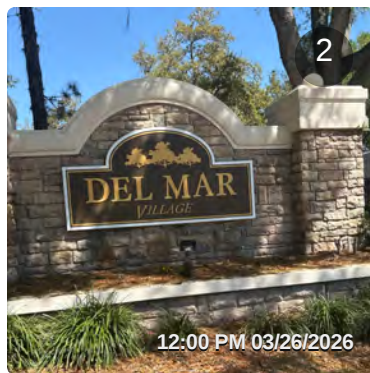


completed

Item 14

Assigned To: Yellowstone

There are a few annuals at the raised planters for the Del Mar Village monuments. However, they are lacking here compared to all the other raised planters throughout the district.

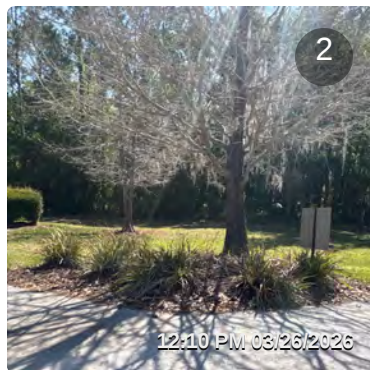
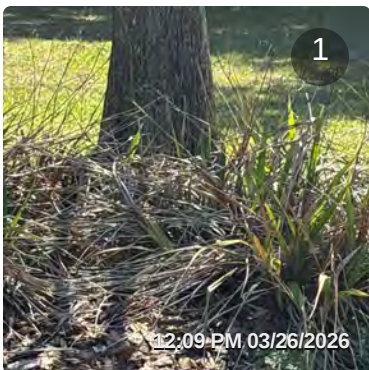


annuals are due for a rotation next month. Irrigation related

Item 15

Assigned To: Yellowstone

Clean out dead material in the Flax Lilies in bed by community tennis court off of War Admiral Dr.

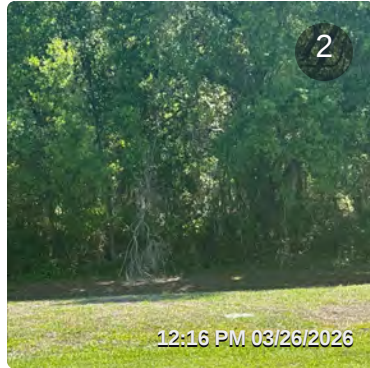
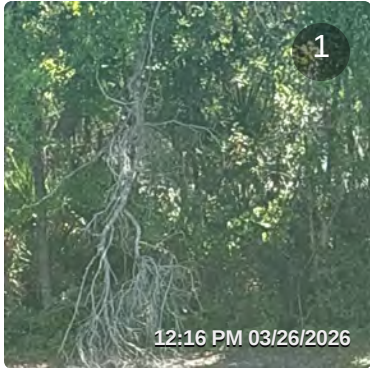


4/20/26

Item 16

Assigned To: Yellowstone

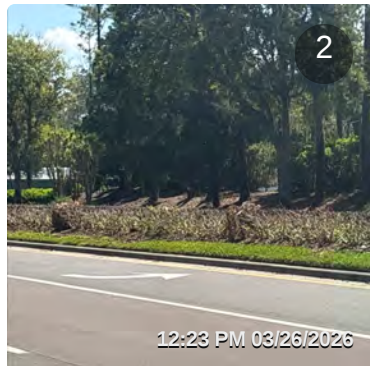
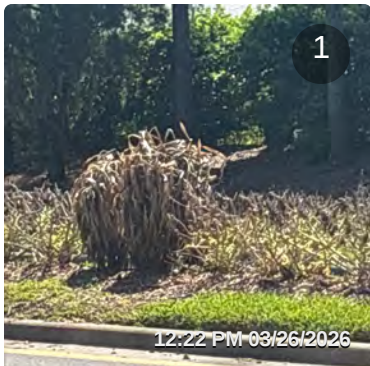
Noting a dead hanging branch along the preserve line that should be considered for removal on War Admiral Dr. across the street from Commendable Loop.



Item 17

Assigned To: Yellowstone

Need rejuvenation cut backs on the medians on Lexington Oaks Blvd. between the large round about to War Admiral Dr.

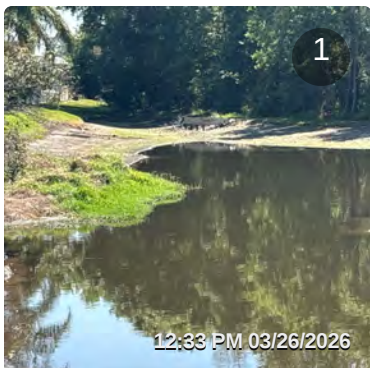


completed

Item 18

Assigned To: Aquatics

Treat grassy weeds in pond 18 B and remove a small branch.



Item 19

Assigned To: Yellowstone

Noting a large ant mound that needs treatment along the sidewalk of Aptitude Terr. near access point for pond 19 A.

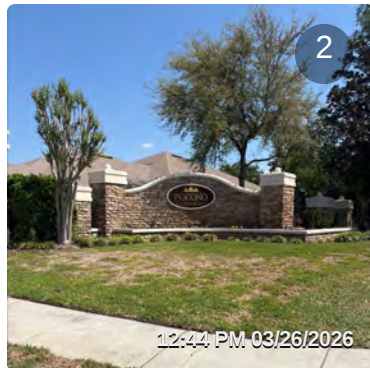
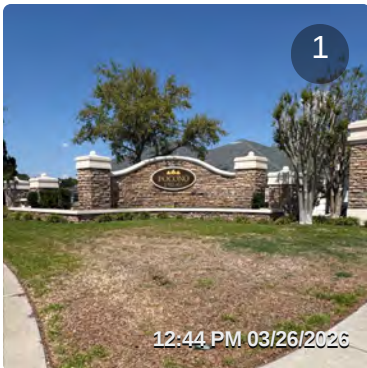


ant piles are ongoing issue. crew has bait

Item 20

Assigned To: Yellowstone and Ballenger

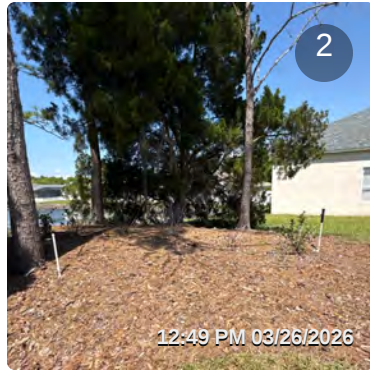
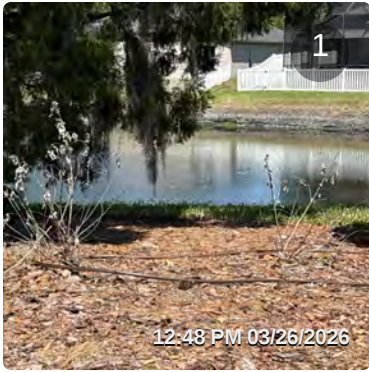
Diagnose and treat declining turf in front of the entrance and exit monuments of Pocono Village. Ensure irrigation is working properly here. This is the intersection of Riva Ridge Dr. and Lexington Oaks Boulevard.



Item 21

Assigned To: Yellowstone

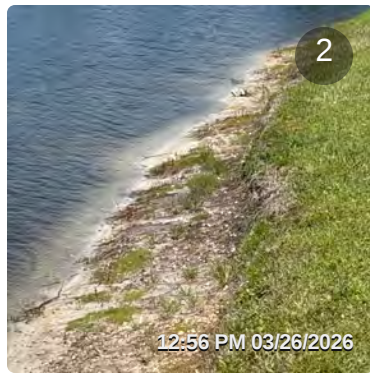
Noting a few dead Viburnum that should be removed and considered for replacement on Lexington Oaks Boulevard right away by pond 20 A.



Item 22

Assigned To: Aquatics

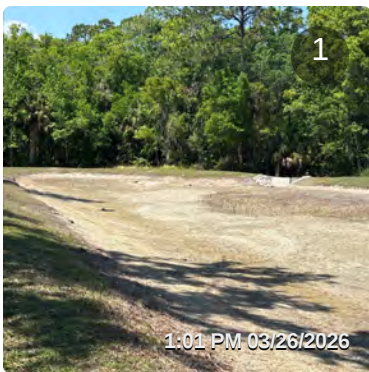
Overall, pond 22 A appears healthy. Need to treat small Weed starting to grow along the bank.



Item 23

Assigned To: Board

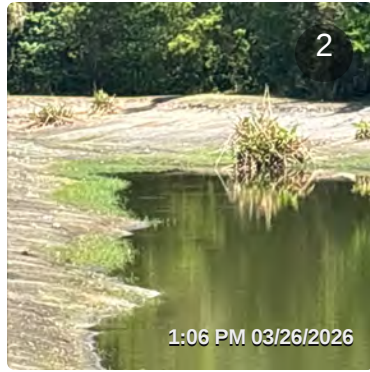
Noting several ponds throughout the district are very low. This one is 24 A.



Item 24

Assigned To: Aquatics

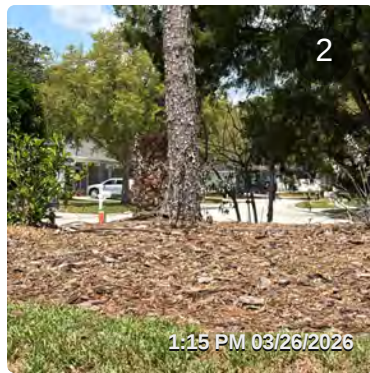
Treat undesirable grassy weeds for pond 23 C.



Item 25

Assigned To: Yellowstone and Ballenger

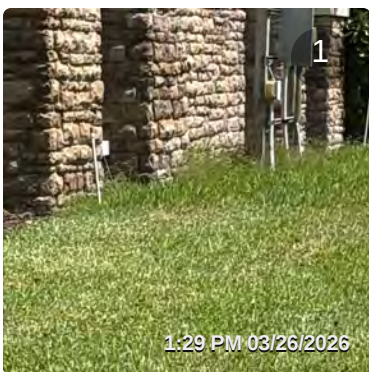
Noting several dead recently installed Viburnum on Lexington Oaks Boulevard ROW across the street from Gato Del Sol Cir. Does the irrigation work properly here?



Item 26

Assigned To: Yellowstone

Treat weeds and general cleanup behind Northampton Village Monument on the exit side.



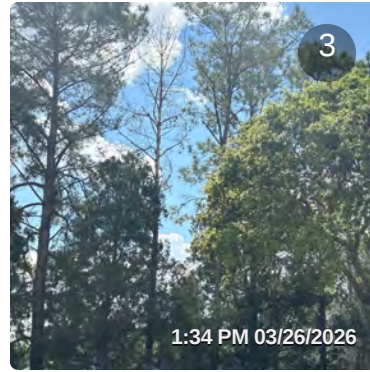
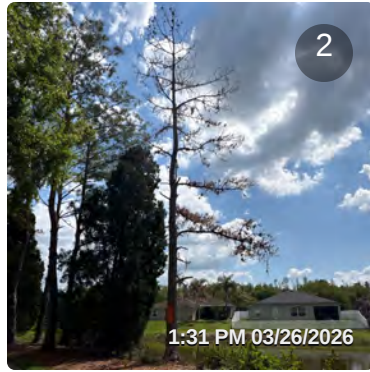
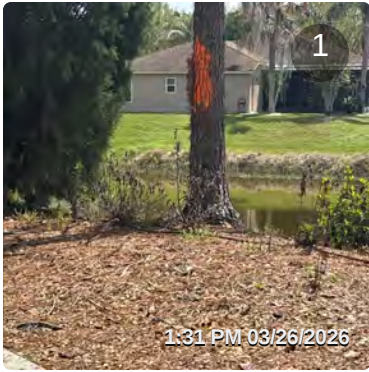
completed

Item 27

Assigned To: Yellowstone

There are a few more dead viburnum on Lexington Oaks Boulevard between Riva Ridge Dr. and Spectacular Bid Dr. Also, there are a couple dead pine trees marked for removal. When will this be completed?

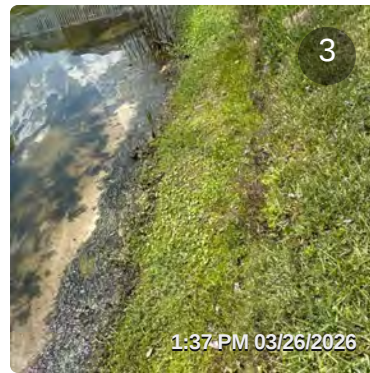
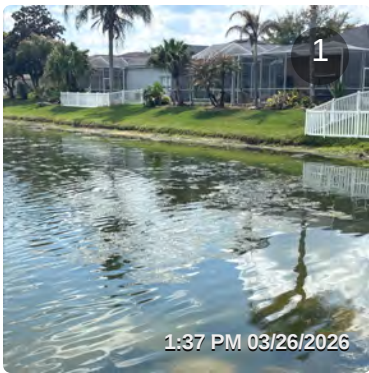
Lexington has a tree company I mark the trees and give a list of locations. this is completed



Item 28

Assigned To: Aquatics

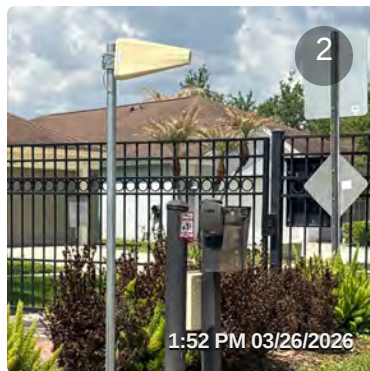
Treat Algae starting to form on pond 33 A. Need to remove broken down pine branches in the pond on the north end. Treat weeds starting to grow along the bank.



Item 29

Assigned To: Yellowstone

Schedule a rejuvenation cutback for the plant material in median before entering gate of Cannonade Dr. Will these recover?



These have been cut in half might need to cut them lower

**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 19, 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
Scott A. Carlson	Assistant Secretary
William Palermo	Assistant Secretary

Also presents were:

Mark Vega	District Manager
Todd Wilhelmi	Site 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

A resident asked who had been driving a golf cart with security on it. It was clarified that the golf cart in question was not associated with the CDD.

Another resident asked for an update regarding Churchill irrigation. It was noted that Ballenger had been awarded the work.

FOURTH ORDER OF BUSINESS

Items for Consideration, Additions, Deletions

None.

FIFTH ORDER OF BUSINESS

Staff Report

A. Accounting Staff Report

The accountant will attend the April meeting and provide a cash flow report.

B. Engineer's Report

Mr. Brletic reported that the basketball court project had been completed.

C. Counsel's Report

Mr. Vega read an email from Ms. Sousa regarding the Ballenger Irrigation contract.

D. Site Manager's Report

i. Irrigation Report

Discussion ensued regarding ongoing irrigation and landscape items. The Board advised that Jona from Ballenger indicated the pressure logger was a high priority item and should be completed the following week.

Mr. Wilhelmi presented Mr. Ballenger's proposal for nine (9) viburnum bushes and 1,788 square feet of St. Augustine sod.

It was noted that Jona would meet with Mr. Wilhelmi on March 24, 2026, to review the clocks and the wet area near the entrance.

It was further noted that Jona would speak with Sean at Ballenger to follow up on the gate valve project, which had not yet begun.

Mr. Wilhelmi stated he would provide color samples at the workshop and would ask the painters to reprice the work using the same paint.

E. District Manager's Report

Mr. Vega reminded the Board that the regular meeting will be on Monday, April 16, 2026, at 6:30 p.m.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Ratification of Proposal Irrigation Supplementation for Reclaimed Water

Tabled.

B. Minutes of February 19, 2026 Regular Meeting and March 5, 2026 Workshop

During discussion of March 5, 2026 Workshop Minutes, the Board requested that Item 8 be amended to reflect that Mr. Straber would have the article from September 2025 run again in the newsletter.

C. Review of the January 2026 Financials

On MOTION by Mr. Palermo, seconded by Mr. Straber the January 2026 Financials and the February 19, 2026 Regular

Meeting and March 5, 2026 Workshop was amended correcting the 8th Order of Business were approved as presented. 5-0

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Bechtel requested a proposal for a six foot fence next to the cart path.

Mr. Carlson stated that the playground questions should be addressed at the workshop. He also commented that the cart path matters need to be resolved.

Mr. Palermo had no requests.

Mr. Carroll had no requests.

Mr. Straber had no requests.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. A. Carlson, seconded by Mr. Palermo, with all in favor, the meeting was adjourned at 7:49 pm.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 92.00% of the annual budget. 95.19% of special assessments have been collected through February.
- ▶ Total expenditures are at approximately 45.77% 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	\$25,265	\$30,000	84%	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	\$16,140	\$26,250	61%	Yellowstone Landscape - annual install \$11,150; Wiley's Wholesale Plants - annual install \$4,990.
<u>Utilities</u>				
Contracts-Solid Waste Service	\$2,209	\$1,735	127%	Waste Connections of FL - services for solid waste.
<u>Parks and Recreation</u>				
Workers Compensation	\$4,830	\$8,490	57%	EGIS Insurance Advisors - premium paid for FY 2026.
Contract-Security Alarms	\$2,320	\$1,000	232%	Time on Target Pro Security - security monitoring \$1,360; other monitoring fees.
R&M-Clubhouse	\$13,536	\$20,000	68%	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	\$7,597	\$15,000	51%	Brennick Brothers - repair pool heater, installed air bleeders \$4,372; Cooper Pools - install separation tank, biohazard cleanup, regROUT tile/coping \$3,225; 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 \$67,592; Advanced Energy Solutions - repair sprinkler system, replace monument GFCI \$1,023.
Reserve - Parks	\$48,023	\$30,000	160%	Superior Sealers - resurface basketball court \$44,472; Tampa Bay Awning - install awning \$3,651.
Reserve - Ponds & Drainage	\$107,150	\$100,000	107%	Finn Outdoor - pond bank repair.

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

Notes to the Financial Statements

Reserve - Sidewalks & Irrigation	\$26,277	\$20,000	131%	Precision Sidewalk Safety Corp. - sidewalk repairs \$21,927; Finn Outdoor - sidewalk panel repairs \$4,350.
----------------------------------	----------	----------	------	---

*Lexington Oaks
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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 - 7
Hawthorne Gate Fund	8 - 9
Preakness Gate Fund	10 - 11
Debt Service Funds	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)

February 28, 2026

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 2,152,304	\$ -	\$ -	\$ -	\$ 2,152,304
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	140,664	220,002	14,457	375,123
Investments:					
Money Market Account	143,771	-	-	-	143,771
Prepayment Account B	-	-	-	40	40
Reserve Fund A	-	-	-	23,353	23,353
Reserve Fund B	-	-	-	12,245	12,245
Revenue Fund A	-	-	-	244,727	244,727
Revenue Fund B	-	-	-	121,502	121,502
Prepaid Items	305	-	-	-	305
Utility Deposits - TECO	855	-	-	-	855
TOTAL ASSETS	\$ 2,299,494	\$ 140,664	\$ 220,002	\$ 416,324	\$ 3,076,484
LIABILITIES					
Accounts Payable	\$ 20,447	\$ 50	\$ -	\$ -	\$ 20,497
Accrued Expenses	5,274	-	-	-	5,274
Sales Tax Payable	57	8	3	-	68
Due To Other Funds	375,123	-	-	-	375,123
TOTAL LIABILITIES	400,901	58	3	-	400,962

Balance Sheet
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FUND - HAWTHORNE GATE</u>	<u>GENERAL FUND - PREAKNESS GATE</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>TOTAL</u>
FUND BALANCES					
Nonspendable:					
Prepaid Items	305	-	-	-	305
Deposits	855	-	-	-	855
Restricted for:					
Debt Service	-	-	-	416,324	416,324
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:	1,179,180	34,174	42,012	-	1,255,366
TOTAL FUND BALANCES	\$ 1,898,593	\$ 140,606	\$ 219,999	\$ 416,324	\$ 2,675,522
TOTAL LIABILITIES & FUND BALANCES	\$ 2,299,494	\$ 140,664	\$ 220,002	\$ 416,324	\$ 3,076,484

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ 70,000	\$ 29,169	\$ 30,331	\$ 1,162	43.33%	\$ 6,215
Room Rentals	20,000	8,331	6,309	(2,022)	31.55%	2,100
Interest - Tax Collector	2,234	932	1,728	796	77.35%	-
Special Assmnts- Tax Collector	1,845,499	1,757,808	1,756,678	(1,130)	95.19%	28,170
Special Assmnts- Discounts	(73,820)	(73,323)	(69,242)	4,081	93.80%	(563)
Other Miscellaneous Revenues	20,000	8,338	7,459	(879)	37.30%	895
TOTAL REVENUES	1,883,913	1,731,255	1,733,263	2,008	92.00%	36,817

EXPENDITURES

Administration

P/R-Board of Supervisors	24,000	10,000	10,200	(200)	42.50%	2,000
Payroll-Other	4,200	1,750	3,748	(1,998)	89.24%	909
FICA Taxes	2,157	899	780	119	36.16%	153
Unemployment Compensation	30	13	10	3	33.33%	2
ProfServ-Arbitrage Rebate	1,700	1,700	-	1,700	0.00%	-
ProfServ-Dissemination Agent	1,000	417	-	417	0.00%	-
ProfServ-Engineering	20,000	8,333	9,495	(1,162)	47.48%	1,410
ProfServ-Legal Services	30,000	12,500	4,319	8,181	14.40%	-
ProfServ-Mgmt Consulting	65,180	27,163	26,368	795	40.45%	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	833	-	833	0.00%	-
Auditing Services	7,500	3,750	-	3,750	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
Contract-Website Hosting	1,553	647	-	647	0.00%	-
Website Compliance	1,520	633	-	633	0.00%	-
Postage and Freight	800	338	446	(108)	55.75%	85
Insurance - General Liability	17,607	17,607	17,183	424	97.59%	-
Printing and Binding	800	338	-	338	0.00%	-
Legal Advertising	2,000	833	92	741	4.60%	-
Misc-Bank Charges	1,100	458	717	(259)	65.18%	131
Misc-Property Taxes	2,000	2,000	-	2,000	0.00%	-
Misc-Assessment Collection Cost	36,910	34,756	33,749	1,007	91.44%	552
Misc-County Tax Bill	4,267	4,267	5,152	(885)	120.74%	-
Office Supplies	250	104	-	104	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	247,532	150,297	132,658	17,639	53.59%	10,516
<u>Flood Control/Stormwater Mgmt</u>						
Contracts-Lake and Wetland	24,600	10,250	10,250	-	41.67%	2,050
R&M-Lake	3,000	1,250	-	1,250	0.00%	-
R&M-Mitigation	2,500	1,042	-	1,042	0.00%	-
Total Flood Control/Stormwater Mgmt	30,100	12,542	10,250	2,292	34.05%	2,050
<u>Field</u>						
Contracts-Landscape	204,974	85,407	85,405	2	41.67%	17,081
Contracts-Irrigation	25,272	10,530	10,530	-	41.67%	2,106
Insurance - Property	33,647	33,647	31,060	2,587	92.31%	-
R&M-Entry Feature	8,000	3,333	1,615	1,718	20.19%	-
R&M-Irrigation	30,000	12,500	25,265	(12,765)	84.22%	429

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
R&M-Mulch	22,040	9,183	22,792	(13,609)	103.41%	-
R&M-Plant Replacement	60,000	25,000	3,062	21,938	5.10%	-
R&M-Sidewalk Cleaning	12,000	5,000	-	5,000	0.00%	-
R&M-Annuals	26,250	10,938	16,140	(5,202)	61.49%	4,990
R&M-Tree Replacement	10,000	4,169	-	4,169	0.00%	-
R&M-Tree Removal	65,000	27,083	9,500	17,583	14.62%	1,600
Misc-Contingency	150,000	62,500	46	62,454	0.03%	46
Capital Improvements	100,000	41,667	-	41,667	0.00%	-
Total Field	747,183	330,957	205,415	125,542	27.49%	26,252
<u>Utilities</u>						
Contracts-Solid Waste Services	1,735	723	2,209	(1,486)	127.32%	459
Communication - Teleph - Field	8,400	3,500	3,649	(149)	43.44%	923
Electricity - General	160,000	66,667	60,214	6,453	37.63%	11,924
Utility - Gas	50,000	20,833	36,171	(15,338)	72.34%	15,033
Utility - Water & Sewer	20,000	8,333	12,623	(4,290)	63.12%	1,974
Total Utilities	240,135	100,056	114,866	(14,810)	47.83%	30,313
<u>Parks and Recreation</u>						
Payroll-Salaries	120,000	50,000	45,551	4,449	37.96%	7,579
Payroll-Site Manager	75,289	31,371	31,769	(398)	42.20%	5,791
FICA Taxes	14,584	6,079	5,915	164	40.56%	1,023
Workers' Compensation	8,490	4,245	4,830	(585)	56.89%	435
Unemployment Compensation	200	83	21	62	10.50%	7
Contracts-Pools	45,000	18,750	15,045	3,705	33.43%	3,750
Contracts-Security Alarms	1,000	419	2,320	(1,901)	232.00%	73

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
Contracts-Sheriff	15,000	6,250	2,865	3,385	19.10%	-
Security Monitoring Services	9,000	3,750	-	3,750	0.00%	-
R&M-Clubhouse	20,000	8,338	13,536	(5,198)	67.68%	285
R&M-Parks	5,000	2,083	143	1,940	2.86%	-
R&M-Pools	15,000	6,250	7,597	(1,347)	50.65%	2,210
R&M-Fitness Center	10,000	4,167	3,706	461	37.06%	927
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	2,083	1,708	375	34.16%	-
Holiday Lighting & Decorations	6,000	2,500	10,334	(7,834)	172.23%	-
Op Supplies - Clubhouse	18,000	7,500	3,767	3,733	20.93%	265
Total Parks and Recreation	368,963	155,268	149,107	6,161	40.41%	22,345
<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	48,023	(18,023)	160.08%	20,387
Reserve - Pool	25,000	25,000	-	25,000	0.00%	-
Reserve-Ponds & Drainage	100,000	100,000	107,150	(7,150)	107.15%	-
Reserve-Sidewalks & Irrigation	20,000	20,000	26,277	(6,277)	131.39%	4,350
Total Reserves	250,000	250,000	250,065	(65)	100.03%	24,737
TOTAL EXPENDITURES & RESERVES	1,883,913	999,120	862,361	136,759	45.77%	116,213

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	732,135	870,902	138,767	0.00%	(79,396)
Net change in fund balance	\$ -	\$ 732,135	\$ 870,902	\$ 138,767	0.00%	\$ (79,396)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,027,691	1,027,691	1,027,691			
FUND BALANCE, ENDING	\$ 1,027,691	\$ 1,759,826	\$ 1,898,593			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ 100	\$ 42	\$ -	\$ (42)	0.00%	\$ -
Special Assmnts- Tax Collector	27,949	26,858	26,604	(254)	95.19%	427
Special Assmnts- Discounts	(1,118)	(1,065)	(1,049)	16	93.83%	(9)
Gate Bar Code/Remotes	300	125	310	185	103.33%	-
TOTAL REVENUES	27,231	25,960	25,865	(95)	94.98%	418
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	517	495	511	(16)	98.84%	8
Total Administration	517	495	511	(16)	98.84%	8
<u>Gatehouse</u>						
Communication - Telephone	600	250	150	100	25.00%	50
Electricity - Gate	550	229	248	(19)	45.09%	-
R&M-Gate	3,064	1,277	2,829	(1,552)	92.33%	-
Total Gatehouse	4,214	1,756	3,227	(1,471)	76.58%	50
<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	24,751	6,523	18,228	23.95%	58

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	1,209	19,342	18,133	0.00%	360
Net change in fund balance	\$ -	\$ 1,209	\$ 19,342	\$ 18,133	0.00%	\$ 360
FUND BALANCE, BEGINNING (OCT 1, 2025)	121,264	121,263	121,264			
FUND BALANCE, ENDING	\$ 121,264	\$ 122,472	\$ 140,606			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ 500	\$ 208	\$ -	\$ (208)	0.00%	\$ -
Special Assmnts- Tax Collector	47,935	46,002	45,628	(374)	95.19%	732
Special Assmnts- Discounts	(1,917)	(1,889)	(1,798)	91	93.79%	(15)
Gate Bar Code/Remotes	200	83	47	(36)	23.50%	-
TOTAL REVENUES	46,718	44,404	43,877	(527)	93.92%	717
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	917	878	877	1	95.64%	14
Total Administration	917	878	877	1	95.64%	14
<u>Gatehouse</u>						
Communication - Telephone	691	288	68	220	9.84%	40
Electricity - Gate	690	288	253	35	36.67%	-
R&M-Gate	2,420	1,008	12,107	(11,099)	500.29%	506
Total Gatehouse	3,801	1,584	12,428	(10,844)	326.97%	546
<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	44,462	26,103	18,359	55.87%	560

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	(58)	17,774	17,832	0.00%	157
Net change in fund balance	\$ -	\$ (58)	\$ 17,774	\$ 17,832	0.00%	\$ 157
FUND BALANCE, BEGINNING (OCT 1, 2025)	202,225	196,514	202,225			
FUND BALANCE, ENDING	\$ 202,225	\$ 196,456	\$ 219,999			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-26 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 1,417	\$ 1,417	0.00%	\$ 342
Special Assmnts- Tax Collector	379,124	363,139	360,877	(2,262)	95.19%	5,787
Special Assmnts- Discounts	(15,165)	(15,121)	(14,224)	897	93.79%	(116)
TOTAL REVENUES	363,959	348,018	348,070	52	95.63%	6,013
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	7,582	7,263	6,933	330	91.44%	113
Total Administration	7,582	7,263	6,933	330	91.44%	113
<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	28,186	32,381	(4,195)	8.98%	113
Excess (deficiency) of revenues Over (under) expenditures	3,452	319,832	315,689	(4,143)	9145.10%	5,900
Net change in fund balance	\$ 3,452	\$ 319,832	\$ 315,689	\$ (4,143)	9145.10%	\$ 5,900
FUND BALANCE, BEGINNING (OCT 1, 2025)	100,635	100,635	100,635			
FUND BALANCE, ENDING	\$ 104,087	\$ 420,467	\$ 416,324			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL			
	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual Thru 2/28/2026	FY2026 Total	Adopted Budget	% of Budget
Revenues																
Interest - Investments	\$ 4,081	\$ 3,815	\$ 8,033	\$ 8,189	\$ 6,215	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 30,331	\$ 71,164	\$ 70,000	102%
Room Rentals	752	-	1,458	1,998	2,100	1,667	1,667	1,667	1,667	1,667	1,667	1,667	6,309	17,977	20,000	90%
Interest - Tax Collector	-	229	-	1,499	-	186	186	186	186	186	186	186	1,728	3,030	2,234	136%
Special Assmnts- Tax Collector	-	308,160	1,355,390	64,958	28,170	32,167	35,048	4,961	15,515	-	-	-	1,756,678	1,844,369	1,845,499	100%
Special Assmnts- Discounts	-	(12,639)	(54,128)	(1,911)	(563)	(497)	-	-	-	-	-	-	(69,242)	(69,738)	(73,820)	94%
Other Miscellaneous Revenues	287	(400)	6,677	-	895	1,666	1,666	1,666	1,666	1,666	1,666	1,666	7,459	19,121	20,000	96%
Total Revenues	5,120	299,165	1,317,430	74,733	36,817	41,022	44,400	14,313	24,867	9,352	9,352	9,352	1,733,263	1,885,923	1,883,913	100%
Expenditures																
Administrative																
P/R-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	10,200	24,200	24,000	101%
Payroll-Other	755	569	759	755	909	350	350	350	350	350	350	350	3,748	6,197	4,200	148%
FICA Taxes	214	153	138	122	153	180	180	180	180	180	180	180	780	2,040	2,157	95%
Unemployment Compensation	3	2	2	2	2	3	3	3	3	3	3	3	10	32	30	107%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,700	0%
ProfServ-Dissemination Agent	-	-	-	-	-	83	83	83	83	83	83	83	-	581	1,000	58%
ProfServ-Engineering	-	1,680	4,575	1,830	1,410	1,667	1,667	1,667	1,667	1,667	1,667	1,667	9,495	21,164	20,000	106%
ProfServ-Legal Services	-	1,530	1,438	1,352	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	4,319	21,820	30,000	73%
ProfServ-Mgmt Consulting	5,274	5,274	5,274	5,274	5,274	5,431	5,431	5,431	5,431	5,431	5,431	5,431	26,368	64,387	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	-	1,169	2,000	58%
Auditing Services	-	-	-	-	-	3,750	-	-	-	-	-	-	-	3,750	7,500	50%
Contract-Website Hosting	-	-	-	-	-	129	129	129	129	129	129	129	-	903	1,553	58%
Website Compliance	-	-	-	-	-	127	127	127	127	127	127	127	-	889	1,520	58%
Postage and Freight	98	86	44	134	85	66	66	66	66	66	66	66	446	909	800	114%
Insurance - General Liability	17,183	-	-	-	-	-	-	-	-	-	-	-	17,183	17,183	17,607	98%
Printing and Binding	-	-	-	-	-	66	66	66	66	66	66	66	-	462	800	58%
Legal Advertising	92	-	-	-	-	167	167	167	167	167	167	167	92	1,261	2,000	63%
Misc-Bank Charges	134	154	149	150	131	92	92	92	92	92	92	92	717	1,362	1,100	124%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Misc-Assessment Collection Cost	-	5,910	26,025	1,261	552	897	701	356	199	-	-	-	33,749	35,901	36,910	97%
Misc-County Tax Bill	-	5,152	-	-	-	-	-	-	-	-	-	-	5,152	5,152	4,267	121%
Office Supplies	-	-	-	-	-	21	21	21	21	21	21	21	-	147	250	59%
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
Total Administrative	33,467	35,995	40,204	12,480	10,516	17,696	13,750	13,405	13,248	13,049	13,049	13,049	132,658	229,908	247,532	93%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
													Actual Thru 2/28/2026	FY2026 Total	Adopted Budget	% of Budget	
<u>Flood Control/Stormwater Mgmt</u>																	
Contracts-Lake and Wetland	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	10,250	24,600	24,600	100%
R&M-Lake	-	-	-	-	-	250	250	250	250	250	250	250	250	-	1,750	3,000	58%
R&M-Mitigation	-	-	-	-	-	208	208	208	208	208	208	208	208	-	1,456	2,500	58%
Total Flood Control/Stormwater Mgmt	2,050	2,050	2,050	2,050	2,050	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	10,250	27,806	30,100	92%
<u>Field</u>																	
Contracts-Landscape	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	85,405	204,972	204,974	100%
Contracts-Irrigation	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106	10,530	25,272	25,272	100%
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	6,284	8,000	79%
R&M-Irrigation	1,480	6,714	14,004	2,638	429	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	25,265	42,765	30,000	143%
R&M-Mulch	-	23,100	(308)	-	-	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	22,792	35,651	22,040	162%
R&M-Plant Replacement	-	3,062	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	3,062	38,062	60,000	63%
R&M-Sidewalk Cleaning	-	-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	7,000	12,000	58%
R&M-Annuals	-	-	11,150	-	4,990	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	16,140	31,456	26,250	120%
R&M-Tree Replacement	-	-	-	-	-	833	833	833	833	833	833	833	833	-	5,831	10,000	58%
R&M-Tree Removal	-	-	1,400	6,500	1,600	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	9,500	47,419	65,000	73%
Misc-Contingency	-	-	-	-	46	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	46	87,546	150,000	58%
Capital Improvements	-	-	-	-	-	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	-	58,331	100,000	58%
Total Field	51,727	52,063	45,433	29,940	26,252	59,462	59,462	59,462	59,462	59,462	59,462	59,462	205,415	621,649	747,183	83%	
<u>Utilities</u>																	
Contracts-Solid Waste Services	408	406	470	466	459	145	145	145	145	145	145	145	145	2,209	3,224	1,735	186%
Communication - Teleph - Field	750	330	920	725	923	700	700	700	700	700	700	700	700	3,649	8,548	8,400	102%
Electricity - General	12,430	12,117	11,754	11,989	11,924	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	60,214	153,545	160,000	96%
Utility - Gas	123	1,312	8,179	11,523	15,033	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	36,171	65,339	50,000	131%
Utility - Water & Sewer	4,117	4,511	40	1,983	1,974	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	12,623	24,294	20,000	121%
Total Utilities	17,828	18,676	21,363	26,686	30,313	20,012	20,012	20,012	20,012	20,012	20,012	20,012	114,866	254,950	240,135	106%	
<u>Parks and Recreation</u>																	
Payroll-Salaries	12,605	8,526	8,223	8,618	7,579	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	45,551	115,551	120,000	96%
Payroll-Site Manager	8,603	5,791	5,791	5,791	5,791	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	31,769	75,685	75,289	101%
FICA Taxes	1,622	1,095	1,072	1,102	1,023	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	5,915	14,419	14,584	99%
Workers' Compensation	4,395	-	-	-	435	2,123	-	-	2,123	-	-	-	-	4,830	9,076	8,490	107%
Unemployment Compensation	-	-	-	14	7	17	17	17	17	17	17	17	17	21	140	200	70%
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	15,045	41,295	45,000	92%
Contracts-Security Alarms	69	-	1,429	749	73	83	83	83	83	83	83	83	83	2,320	2,901	1,000	290%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL			
													Actual Thru 2/28/2026	FY2026 Total	Adopted Budget	% of Budget
Contracts-Sheriff	-	-	1,200	1,665	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	2,865	11,615	15,000	77%
Security Monitoring Services	-	-	-	-	-	750	750	750	750	750	750	750	-	5,250	9,000	58%
R&M-Clubhouse	3,813	-	5,297	4,141	285	1,666	1,666	1,666	1,666	1,666	1,666	1,666	13,536	25,198	20,000	126%
R&M-Parks	126	-	17	-	-	417	417	417	417	417	417	417	143	3,062	5,000	61%
R&M-Pools	4,672	-	715	-	2,210	1,250	1,250	1,250	1,250	1,250	1,250	1,250	7,597	16,347	15,000	109%
R&M-Fitness Center	628	765	839	547	927	833	833	833	833	833	833	833	3,706	9,537	10,000	95%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	0%
Security Enhancements	-	1,708	-	-	-	417	417	417	417	417	417	417	1,708	4,627	5,000	93%
Holiday Lighting & Decorations	5,167	-	5,167	-	-	500	500	500	500	500	500	500	10,334	13,834	6,000	231%
Op Supplies - Clubhouse	1,439	-	210	1,853	265	1,500	1,500	1,500	1,500	1,500	1,500	1,500	3,767	14,267	18,000	79%
Total Parks and Recreation	43,139	21,635	33,710	28,275	22,345	32,045	29,922	29,922	32,045	29,922	29,922	29,922	149,107	362,804	368,963	98%
Total Expenditures	148,211	130,419	142,760	99,431	91,476	131,723	125,654	125,309	127,275	124,953	124,953	124,953	612,296	1,497,117	1,633,913	92%
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	20,387	-	-	-	-	-	-	-	48,023	48,023	30,000	160%
Reserve - Pool	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	0%
Reserve-Ponds & Drainage	-	49,000	-	58,150	-	-	-	-	-	-	-	-	107,150	107,150	100,000	107%
Reserve-Sidewalks & Irrigation	-	-	21,927	-	4,350	-	-	-	-	-	-	-	26,277	26,277	20,000	131%
Total Reserves	67,592	49,000	46,935	61,801	24,737	-	-	-	-	-	-	-	250,065	250,065	250,000	100%
Total Expenditures & Reserves	215,803	179,419	189,695	161,232	116,213	131,723	125,654	125,309	127,275	124,953	124,953	124,953	862,361	1,747,182	1,883,913	93%
Excess (deficiency) of revenues Over (under) expenditures	\$ (210,683)	\$ 119,746	\$ 1,127,735	\$ (86,499)	\$ (79,396)	\$ (90,701)	\$ (81,254)	\$ (110,996)	\$ (102,408)	\$ (115,601)	\$ (115,601)	\$ (115,601)	870,902	138,741	-	0%
Fund Balance, Beginning (Oct 1, 2025)													1,027,691	1,027,691	1,027,691	
Fund Balance, Ending													\$ 1,898,593	\$ 1,166,432	\$ 1,027,691	

LEXINGTON OAKS

Community Development District

Supporting Schedules

February 28, 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
02/11/26	\$ 33,725	\$ 702	\$ 688	\$ 35,116	\$ 28,170	\$ 427	\$ 732	\$ 3,792	\$ 1,995
TOTAL	\$ 2,061,404	\$ 86,313	\$ 42,069	\$ 2,189,787	\$ 1,756,678	\$ 26,604	\$ 45,628	\$ 236,478	\$ 124,399
% COLLECTED				95.19%	95.19%	95.19%	95.19%	95.19%	95.19%
TOTAL OUTSTANDING				\$ 110,720	\$ 88,821	\$ 1,345	\$ 2,307	\$ 11,957	\$ 6,290

Cash and Investment Report
February 28, 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%	\$ 91,788
Government Interest Checking	Valley National Bank	0201	n/a	3.56%	\$ 2,060,516
Subtotal					<u>\$ 2,152,304</u>
Public Funds Money Market Account	BankUnited	8441	n/a	3.40%	\$ 143,771
GF Subtotal					<u>\$ 2,296,075</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%	244,727
Series 2021 Revenue Fund B	US Bank	6000	n/a	3.50%	121,502
Subtotal					<u>\$ 401,867</u>
Grand Total					<u><u>\$ 2,697,942</u></u>

Bank Account Statement

Lexington Oaks CDD

Bank Account No. 0201
Statement No. 02-26

Statement Date 02/28/2026

G/L Account No. 101002 Balance	2,060,515.71	Statement Balance	2,069,386.33
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	2,060,515.71	Subtotal	2,069,386.33
Negative Adjustments	0.00	Outstanding Checks	-8,870.62
Ending G/L Balance	2,060,515.71	Ending Balance	2,060,515.71

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	9892	MRIC SPATIAL	Check for Vendor V00959			-3,000.00
01/22/2026	Payment	DD1265	VERIZON WIRELESS	Payment of Invoice 018592			-80.14
01/22/2026	Payment	DD1266	VERIZON WIRELESS	Payment of Invoice 018593			-85.13
02/19/2026	Payment	100276	WILEY'S WHOLESALE PLANTS	Inv: 7309			-4,990.00
02/27/2026	Payment	300240	CHARTER COMMUNICATION S	Inv: 1295609021026-ACH			-115.35
Total Outstanding Checks							-8,870.62



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

Last Statement:
Statement Ending:
Page:

January 31, 2026
February 28, 2026
1 of 7



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: 02/01/26 - 02/28/26

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$2,440,111.54		\$39,464.44		\$410,189.65		\$2,069,386.33

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$2,440,111.54
02/02	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100256*2601 30*INFRAMARK LLC\2 00030487\158149329 \200030487	-\$17.02		\$2,440,094.52
02/02	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100255*2601 30*ADVANCED ENERGY SOLUTIONS\2000304 96\158149330\20003	-\$1,484.33		\$2,438,610.19
02/02	CHECK 9893	-\$1,185.00		\$2,437,425.19
02/03	CHECK 9879	-\$98,696.44		\$2,338,728.75
02/03	CHECK 9878	-\$187,618.92		\$2,151,109.83
02/04	ACH DEBIT ADP PAYROLL FEES ADP FEES 260204 395103030920	-\$157.35		\$2,150,952.48
02/05	ACH DEBIT ADP WAGE PAY WAGE PAY 260205 680073814711F7W	-\$5,716.35		\$2,145,236.13
02/05	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100261*2602 04*ADVANCED ENERGY SOLUTIONS\2003818 92\158514623\20038	-\$869.76		\$2,144,366.37
02/05	ACH DEBIT ADP Tax ADP Tax 260205 RWF7W 020603A01	-\$1,627.46		\$2,142,738.91
02/05	ACH DEBIT	-\$2,256.00		\$2,140,482.91





Account Number:
Statement Date:
Page :

XXXXXX0201
02/28/2026
2 of 7

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
02/05	AVIDPAY SERVICE AVIDPAY REF*CK*100262*2602 04*BALLENGER LANDC ARE INC\200381909\ 158514630\20038190 ACH DEBIT	-\$3,651.16		\$2,136,831.75
02/06	AVIDPAY SERVICE AVIDPAY REF*CK*100263*2602 04*TAMPA BAY AWNIN G LLC\200381907\15 8568275\200381907 ACH DEBIT	-\$185.96		\$2,136,645.79
02/09	ADP PAYROLL FEES ADP FEES 260206 470080712085 CHECK 9897	-\$480.00		\$2,136,165.79
02/09	CHECK 100257	-\$1,351.60		\$2,134,814.19
02/09	CHECK 100260	-\$2,900.00		\$2,131,914.19
02/09	CHECK 100259	-\$17,081.00		\$2,114,833.19
02/10	ACH DEBIT ADP Tax ADP Tax 260210 RWF7W 021004A01	-\$194.00		\$2,114,639.19
02/10	ACH DEBIT ADP WAGE PAY WAGE PAY 260210 480066138644F7W	-\$883.50		\$2,113,755.69
02/10	CHECK 9885	-\$1,830.00		\$2,111,925.69
02/11	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260210 -001		\$33,724.85	\$2,145,650.54
02/11	ACH DEBIT SPECTRUM SPECTRUM 260211	-\$140.00		\$2,145,510.54
02/12	CHECK 9898	-\$300.00		\$2,145,210.54
02/13	ACH DEBIT WREC ELECTRIC 260213 0001265883	-\$49.66		\$2,145,160.88
02/13	ACH DEBIT WREC ELECTRIC 260213 0001265871	-\$50.40		\$2,145,110.48
02/13	ACH DEBIT WREC ELECTRIC 260213 0001265888	-\$148.87		\$2,144,961.61
02/13	ACH DEBIT ADP PAYROLL FEES ADP FEES 260213 927441759666	-\$189.78		\$2,144,771.83
02/13	ACH DEBIT WREC ELECTRIC 260213 0001265889	-\$44.29		\$2,144,727.54
02/13	ACH DEBIT WREC ELECTRIC 260213 0001265890	-\$201.64		\$2,144,525.90
02/13	ACH DEBIT WREC ELECTRIC 260213 0001265863	-\$11,484.93		\$2,133,040.97
02/17	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100270*2602 13*BALLENGER LANDC ARE INC\201370760\ 159672275\20137076	-\$428.77		\$2,132,612.20
02/17	ACH DEBIT SPECTRUM SPECTRUM 260217	-\$50.00		\$2,132,562.20
02/17	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100273*2602 13*FEDEX\201370794 \159713172\2013707 94	-\$134.19		\$2,132,428.01
02/17	ACH DEBIT	-\$145.00		\$2,132,283.01





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

Account Number:
Statement Date:
Page :

XXXXXX0201
02/28/2026
3 of 7

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	AVIDPAY SERVICE AVIDPAY REF*CK*100266*2602 13*FITNESS LOGIC\2 01370753\159672274 \201370753			
02/17	ACH DEBIT	-\$4,470.00		\$2,127,813.01
	AVIDPAY SERVICE AVIDPAY REF*CK*100272*2602 13*COOPER POOLS IN C\201370761\159713 165\201370761			
02/17	CHECK 9899	-\$435.00		\$2,127,378.01
02/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260218	-\$62.23		\$2,127,315.78
02/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260218	-\$67.01		\$2,127,248.77
02/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260218	-\$317.30		\$2,126,931.47
02/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260218	-\$505.60		\$2,126,425.87
	AVIDPAY SERVICE AVIDPAY REF*CK*100274*2602 17*ADVANCED ENERGY SOLUTIONS\2015570 41\159925250\20155			
02/18	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260218	-\$1,566.78		\$2,124,859.09
02/19	ACH DEBIT ADP Tax ADP Tax 260219 RWF7W 022004A01	-\$1,519.33		\$2,123,339.76
02/19	ACH DEBIT ADP WAGE PAY WAGE PAY 260219 736077842657F7W	-\$5,536.56		\$2,117,803.20
02/19	CHECK 9900	-\$8,386.52		\$2,109,416.68
02/20	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100275*2602 19*FEDEX\201832167 \160265931\2018321 67	-\$21.02		\$2,109,395.66
02/20	ACH DEBIT ADP PAYROLL FEES ADP FEES 260220 716101517690	-\$189.78		\$2,109,205.88
02/20	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 260219 80000104024	-\$1,107.64		\$2,108,098.24
02/20	CHECK 100264	-\$1,410.00		\$2,106,688.24
02/20	CHECK 100267	-\$17,081.00		\$2,089,607.24
02/23	ACH DEBIT SPECTRUM SPECTRUM 260223	-\$40.00		\$2,089,567.24
02/23	CHECK 100265	-\$1,600.00		\$2,087,967.24
02/23	CHECK 100269	-\$2,050.00		\$2,085,917.24
02/24	ACH DEBIT WASTE CONNECTION WEB_PAY 260224	-\$459.06		\$2,085,458.18
02/25	ACH DEBIT ADP Tax ADP Tax 260225 RWF7W 022505A01	-\$194.00		\$2,085,264.18
02/25	ACH DEBIT SPECTRUM SPECTRUM 260225	-\$447.74		\$2,084,816.44
02/25	ACH DEBIT ADP WAGE PAY WAGE PAY 260225 180082534710F7W	-\$883.50		\$2,083,932.94
02/25	ACH DEBIT	-\$3,690.91		\$2,080,242.03





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

Account Number:
Statement Date:
Page :

XXXXXX0201
02/28/2026
4 of 7

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	TECO/PEOPLE GAS UTILITYBIL 260225			
02/25	CHECK 100268	-\$450.00		\$2,079,792.03
02/25	CHECK 100271	-\$4,350.00		\$2,075,442.03
02/26	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100278*2602 25*FEDEX\202319740 \160864487\2023197 40	-\$17.04		\$2,075,424.99
02/26	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100277*2602 25*COOPER POOLS IN C\202319770\160864 498\202319770	-\$250.00		\$2,075,174.99
02/27	ACH DEBIT ADP PAYROLL FEES ADP FEES 260227 925240679857	-\$185.96		\$2,074,989.03
02/27	ACH DEBIT SPARK ENERGY LLC BILLPAYMNT 260227	-\$11,342.29		\$2,063,646.74
02/28	INTEREST CREDIT		\$5,739.59	\$2,069,386.33
Ending Balance				\$2,069,386.33

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
02/03	9878	\$187,618.92	02/09	100259*	\$17,081.00
02/03	9879	\$98,696.44	02/09	100260	\$2,900.00
02/10	9885*	\$1,830.00	02/20	100264*	\$1,410.00
02/02	9893*	\$1,185.00	02/23	100265	\$1,600.00
02/09	9897*	\$480.00	02/20	100267*	\$17,081.00
02/12	9898	\$300.00	02/25	100268	\$450.00
02/17	9899	\$435.00	02/23	100269	\$2,050.00
02/19	9900	\$8,386.52	02/25	100271*	\$4,350.00
02/09	100257*	\$1,351.60			

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$2,137,706.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$13,406.03	Interest Paid	\$5,739.59

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	Feb-26 1/23-2/24	Total
1265872	n/a	0158 737 011	Public Lighting	Public Lighting PL	\$ 8,627.69	\$ 8,579.66	\$ 8,579.66	\$ 8,579.66	\$ 8,579.66	\$ 42,946.33
1265875	48250181	0158 737 014	Clubhouse	26304 Lexington Oaks Blvd Cl	1,329.21	1,147.25	1,284.81	1,352.68	1,481.65	6,595.60
1265877	21396593	0158 737 016	Saratoga	War Admiral Dr N Entr	42.64	42.48	42.70	42.80	42.80	213.42
1265878	9346202	0158 737 017	Northampton	Spectacular Bid Dr N Entr	45.55	44.91	49.24	44.49	42.28	226.47
1265879	21396806	0158 737 018	Remington	Lexington Oaks Blvd Ent 33	48.45	48.08	49.98	49.56	49.14	245.21
1265880	23419059	0158 737 019	Pimlico	Gato Del Sol Ent-Gt	50.39	49.46	50.72	50.82	49.98	251.37
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	43.18	41.64	42.17	42.17	41.85	211.01
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	43.29	43.13	44.71	45.87	43.54	220.54
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	44.14	43.65	44.39	44.39	44.29	220.86
1265887	50187642	0158 737 026	Pool Heating	26304 Lexington Oaks Blvd	281.80	296.83	337.68	338.10	317.63	1,572.04
1265864	93039900	0158 737 002	DelMar	Affirmed Dr Ent 2	48.98	48.08	62.53	62.75	48.92	271.26
1265865	93039921	0158 737 003	Fairmount	Sea Hero Cir Ent 3	42.75	42.70	43.23	43.00	42.80	214.48
1265866	93039856	0158 737 004	Arlington	Seattle Slew Dr Ent 4	42.21	42.17	42.48	42.59	42.38	211.83
1265867	93039901	0158 737 005	Belmont	5439 Bold Venture Pl Ent 6	42.75	42.70	44.06	43.00	42.80	215.31
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.79	44.91	45.65	45.65	45.23	226.23
1265863	93040870	0158 737 001	Front Entrance	Lexington Oaks Blvd Sgn&Lt	599.60	593.81	638.55	613.96	599.40	3,045.32
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.07	42.90	43.33	43.44	43.33	216.07
Subtotal					\$ 11,420.49	\$ 11,194.36	\$ 11,445.89	\$ 11,484.93	\$ 11,557.68	\$ 57,103.35
1265888	40535597	0158 737 027	Fountain	26304 Lexington Oaks Blvd Fount	\$ 329.58	\$ 301.89	\$ 334.93	\$ 148.87	\$ 58.31	\$ 1,173.58
1265889	92695823	0158 737 028	Tennis Crts	War Admiral Dr Tn Cts	44.03	43.75	44.29	44.29	44.17	220.53
1265890	40534631	0158 737 029	Fitness Center	26304 Lexington Oaks Blvd	322.58	213.87	208.60	201.64	219.26	1,165.95
Total 001-543006-53903					\$ 12,116.68	\$ 11,753.87	\$ 12,033.71	\$ 11,879.73	\$ 11,879.42	\$ 59,663.41

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	1/23-2/24	Total
1265883	33120623	0158 737 022	Hawthorne Entr	Spectacular Bid Dr Entry	\$ 49.09	\$ 48.40	\$ 50.19	\$ 49.66	\$ 47.88	\$ 245.22
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	1/23-2/24	Total
1265871	93039864	0158 737 010	Preakness Entr	Silver Charm Ter Ent #7	\$ 50.39	\$ 49.56	\$ 51.14	\$ 50.40	\$ 50.08	\$ 251.57
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	2/8-3/7	Total
820984375-00001	813-597-1288 / 813-486-3333	John Adams	John Adams	\$ 80.14	\$ 80.14	\$ 85.13	\$ 80.13		\$ 325.54
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	2/10-3/9	Total
8337 13 001 1295609				26304 Lexington Oaks Blvd Office/Fitness	\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	115.35	\$ 555.35
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	1/30-2/29	Total
8337 13 001 1294156				5844 War Admiral Dr, Apt Camera	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	150.09	\$ 710.09
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	2/6-3/5	Total
8337 13 001 1294172 001-541005-53903				Comm Fitness - TV/Internet/Voice	\$ 419.97	419.97	419.97	419.97	447.74	\$ 2,127.62

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	2/23-3/22	Total
8337 13 001 1307180 001-541005-53903				26723 Lexington Oaks Blvd	\$ 140.00	-	-	140.00	145.35	\$ 425.35
Subtotal					\$ 890.11	\$ 750.11	\$ 755.10	\$ 890.10	\$ 858.53	\$ 4,143.95

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	1/28-2/27	Total
8337 13 01 1294149 002-541003-53904				5442 Spectacular Bid Dr, GTHS	\$ 50.00	\$ 50.00	50.00	50.00	50.00	\$ 250.00

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	2/8-3/7	Total
8337 13 001 1684133 003-541003-53904				5443 Silver Charm Ter GTHS	\$ (91.81)	(51.81)	(11.81)	28.19	40.00	\$ (87.24)

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	1/15-2/14	Total
0408090	13403643	0408090	\$ 83.31	\$ 39.25	\$ 39.25	\$ 67.01	\$ 46.19	\$ 275.01
0408095	12560928	0408095	2,088.71	293.01	293.01	317.30	299.95	3,291.98
0402235	09062139	0402235	709.36	1,255.70	1,595.06	1,566.78	1,909.70	7,036.60

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	1/15-2/14	Total
0010320	08404808	0010320	\$ 41.16	39.69	15.68	62.23	36.75	195.51
Total 001-543021-53903			\$ 2,922.54	\$ 1,627.65	\$ 1,943.00	\$ 2,013.32	\$ 2,292.59	\$ 10,799.10

TECO People Gas

Account no.	Description	Description/Address	9/27-10/30	10/31-11/27	11/28-12/30	12/31-1/29	1/30-2/28	Total
211008968748 001-543019-53903	ANX03059	211008968748	\$ 504.28	\$ 2,617.44	\$ 3,543.02	\$ 3,690.91	\$ 3,424.23	\$ 13,779.88

Spark Energy

Account no.	Description	Description/Address	9/28-10/27	10/28-11/29	11/30-12/29	12/30-1/30	1/31-2/27	Total
5100996699 001-543019-53903		26304 Lexington Oaks Blvd	\$ 808.21	\$ 5,561.17	\$ 8,139.95	\$ 11,342.29	\$ 12,261.25	\$ 38,112.87
Total		Customer Svc 888-425-9140	\$ 1,312.49	\$ 8,178.61	\$ 11,682.97	\$ 15,033.20	\$ 15,685.48	\$ 51,892.75

Check Register Summary

DATE	CHECK NUMBERS	AMOUNT
2/01/26 - 2/28/26	9898 - 9900 100261 - 100278 300226 - 300243	\$85,187
TOTAL		\$85,187

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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 # 100261							
001	02/04/26	ADVANCED ENERGY SOLUTIONS	12895	3 Pole 100A Seimans Breaker AC Heat	Hawthorne Gate Repair 1/16/26	546015-57201	\$374.06
							Check Total
							<u>\$374.06</u>
CHECK # 100262							
001	02/04/26	BALLENGER LANDCARE, INC	646	Freeze Protection Service	R&M-Irrigation	546041-53901	\$150.00
001	02/04/26	BALLENGER LANDCARE, INC	662	Irrigation Maintenance Agreement FEB26	Contracts-Irrigation	534073-53901	\$2,106.00
							Check Total
							<u>\$2,256.00</u>
CHECK # 100263							
001	02/04/26	TAMPA BAY AWNING LLC	Q5298	INSTALL AWNING 50% Deposit	Reserve - Parks	568120-58100	\$3,651.16
							Check Total
							<u>\$3,651.16</u>
CHECK # 100264							
001	02/13/26	BRLETIC DVORAK, INC	2304	Engineering Services thru 013026	ProfServ-Engineering	531013-51501	\$1,410.00
							Check Total
							<u>\$1,410.00</u>
CHECK # 100265							
001	02/13/26	JON DAVIS	43	Remove 3 Large Trees	R&M-Tree Removal	546908-53901	\$1,600.00
							Check Total
							<u>\$1,600.00</u>
CHECK # 100266							
001	02/13/26	FITNESS LOGIC	128262	2/9/26 MONTHLY MAINT & CLEANING OF EQUIPMENT	R&M-Fitness Center	546137-57201	\$145.00
							Check Total
							<u>\$145.00</u>
CHECK # 100267							
001	02/13/26	YELLOWSTONE LANDSCAPE	1106759	2/26 MONTHLY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$17,081.00
							Check Total
							<u>\$17,081.00</u>
CHECK # 100268							
001	02/13/26	SITEX AQUATICS, LLC	10653-B	Fountain Repairs 3 Hours Labor	R&M-Entry Feature	546021-53901	\$450.00
							Check Total
							<u>\$450.00</u>
CHECK # 100269							
001	02/13/26	DANIEL STROUS	1127	Lake and Pond Services FEB26	Lake and Pond Services JAN26	534021-53801	\$2,050.00
							Check Total
							<u>\$2,050.00</u>
CHECK # 100270							
001	02/13/26	BALLENGER LANDCARE, INC	671	Troubleshoot & Solenoids at Pimilico Village	R&M-Irrigation	546041-53901	\$428.77
							Check Total
							<u>\$428.77</u>
CHECK # 100271							
001	02/13/26	FINN OUTDOOR	2992	Sidewalk Panel Replacement	Reserve-Sidewalks & Irrigation	568176-58100	\$4,350.00
							Check Total
							<u>\$4,350.00</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100272							
001	02/13/26	COOPER POOLS INC	2026-1134	Pool service FEB 2026	Contracts-Pools	534078-57201	\$3,750.00
001	02/13/26	COOPER POOLS INC	463	Wade Pool Leak Detention	R&M-Pools	546074-57201	\$720.00
Check Total							<u>\$4,470.00</u>
CHECK # 100273							
001	02/13/26	FEDEX	9-105-75999	FEDEX CHARGES	Postage and Freight	541006-51301	\$116.68
001	02/13/26	FEDEX	9-154-32755	FEDEX CHARGES	Postage and Freight	541006-51301	\$17.51
Check Total							<u>\$134.19</u>
CHECK # 100275							
001	02/19/26	FEDEX	9-163-07008	FEDEX CHARGES	Postage and Freight	541006-51301	\$21.02
Check Total							<u>\$21.02</u>
CHECK # 100276							
001	02/19/26	WILEY'S WHOLESALE PLANTS	7309	Annuals	R&M-Annuals	546140-53901	\$4,990.00
Check Total							<u>\$4,990.00</u>
CHECK # 100277							
001	02/25/26	COOPER POOLS INC	1244	BIO Hazard Cleanup	R&M-Pools	546074-57201	\$250.00
Check Total							<u>\$250.00</u>
CHECK # 100278							
001	02/25/26	FEDEX	9-180-49865	FEDEX CHARGES	Postage and Freight	541006-51301	\$17.04
Check Total							<u>\$17.04</u>
CHECK # 300226							
001	02/13/26	WITHLACOOCHEE RIVER	012826-10158737-ACH	BILL PRD 12/22-1/23/26	Electricity - General	543006-53903	\$11,484.93
Check Total							<u>\$11,484.93</u>
CHECK # 300229							
001	02/13/26	WITHLACOOCHEE RIVER	012826-5888-ACH	BILL PRD 12/22-1/23/26	Electricity - General	543006-53903	\$148.87
Check Total							<u>\$148.87</u>
CHECK # 300230							
001	02/13/26	WITHLACOOCHEE RIVER	012826-5889-ACH	BILL PRD 12/22-1/23/26	Electricity - General	543006-53903	\$44.29
Check Total							<u>\$44.29</u>
CHECK # 300231							
001	02/13/26	WITHLACOOCHEE RIVER	012826-5890-ACH	BILL PRD 12/22-1/23/26	Electricity - General	543006-53903	\$201.64
Check Total							<u>\$201.64</u>
CHECK # 300232							
001	02/13/26	PASCO COUNTY UTILITIES SERVICE	012726-0010320-ACH	BILL PRD 12/15-1/13/26	Utility - Water & Sewer	543021-53903	\$62.23
Check Total							<u>\$62.23</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300233								
001	02/13/26	PASCO COUNTY UTILITIES SERVICE	012726-8090-ACH	BILL PRD 12/15-1/13/26	Utility - Water & Sewer	543021-53903	\$67.01	
							Check Total	<u>\$67.01</u>
CHECK # 300234								
001	02/13/26	PASCO COUNTY UTILITIES SERVICE	1/27/26-2235-ACH	BILL PRD 12/15-1/13/26	Utility - Water & Sewer	543021-53903	\$1,566.78	
							Check Total	<u>\$1,566.78</u>
CHECK # 300235								
001	02/13/26	PASCO COUNTY UTILITIES SERVICE	012726-8095-ACH	BILL PRD 12/15-1/13/26	Utility - Water & Sewer	543021-53903	\$317.30	
							Check Total	<u>\$317.30</u>
CHECK # 300237								
001	02/20/26	TRUIST BANK	012626-1805-ACH	PURCHASES 12/27/25-1/26/26	UNKNOWN PURCHASE	549900-53901	\$45.99	
001	02/20/26	TRUIST BANK	012626-1805-ACH	PURCHASES 12/27/25-1/26/26	SUPPLIES	552003-57201	\$265.31	
001	02/20/26	TRUIST BANK	012626-1805-ACH	PURCHASES 12/27/25-1/26/26	CLUBHOUSE MAINT	546015-57201	\$285.19	
001	02/20/26	TRUIST BANK	012626-1805-ACH	PURCHASES 12/27/25-1/26/26	FITNESS CENTER	546137-57201	\$437.97	
001	02/20/26	TRUIST BANK	012626-1805-ACH	PURCHASES 12/27/25-1/26/26	SECURITY	534090-57201	\$73.18	
							Check Total	<u>\$1,107.64</u>
CHECK # 300238								
001	02/26/26	CHARTER COMMUNICATIONS	1294156013026-ACH	Bill PRD 01/30/26-02/28/26	ACCT# 8337130011294156	541005-53903	\$140.00	
							Check Total	<u>\$140.00</u>
CHECK # 300239								
001	02/25/26	WASTE CONNECTIONS OF FL- ACH	8711295W425-ACH	ACCT# 6425-009914	Contracts-Solid Waste Services	534039-53903	\$459.06	
							Check Total	<u>\$459.06</u>
CHECK # 300240								
001	02/27/26	CHARTER COMMUNICATIONS	1295609021026-ACH	ACCT# 833713001129569 02/10/26	Communication - Teleph - Field	541005-53903	\$115.35	
							Check Total	<u>\$115.35</u>
CHECK # 300242								
001	02/23/26	CHARTER COMMUNICATIONS	1294172020626	Spectrum Business FEB2026	ACCT# 8337130011294172 FEB2026	541005-53903	\$447.74	
							Check Total	<u>\$447.74</u>
CHECK # 300243								
001	02/24/26	TECO PEOPLE'S GAS- ACH	020326-8748-ACH	SERVICE 1/1/26 - 1/30/26	GAS	543019-53903	\$3,690.91	
							Check Total	<u>\$3,690.91</u>
CHECK # 9898								
001	02/04/26	GISELLE AGUILAR	GA-011926	Security Deposit Return	Deposits	220000	\$300.00	
							Check Total	<u>\$300.00</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 9899							
001	02/12/26	EGIS INSURANCE ADVISORS	31396	Workers Comp - Audit	Workers' Compensation	524001-57201	\$435.00
							Check Total
							<u>\$435.00</u>
CHECK # 9900							
001	02/12/26	TIM HAWK	23237192	Roto-Duct	DUCT CLEANING	546015-57201	\$3,689.00
001	02/12/26	TIM HAWK	23236876	AC REPAIRS	R&M-Clubhouse	546015-57201	\$4,697.52
							Check Total
							<u>\$8,386.52</u>
CHECK # DD1270							
001	02/11/26	SPARK ENERGY GAS LLC	43870083-ACH	Summary as of 02/05/26	Utility - Gas	543019-53903	\$11,342.29
							Check Total
							<u>\$11,342.29</u>
							Fund Total
							<u>\$83,995.80</u>

GENERAL FUND - HAWTHORNE GATE - 002

CHECK # 100261							
002	02/04/26	ADVANCED ENERGY SOLUTIONS	12882	Hawthorne Gate Repair 1/16/26	R&M-Gate	546034-53904	\$495.70
							Check Total
							<u>\$495.70</u>
CHECK # 300228							
002	02/13/26	WITHLACOOCHEE RIVER	012826-5883-ACH	BILL PRD 12/22-1/23/26	Electricity - Gate	543031-53904	\$49.66
							Check Total
							<u>\$49.66</u>
CHECK # DD1273							
002	02/16/26	CHARTER COMMUNICATIONS	1294149012826-ACH	SVC PRD 1/28-2/27/26	ACCT# 8337130011294149	541003-53904	\$50.00
							Check Total
							<u>\$50.00</u>
							Fund Total
							<u>\$595.36</u>

GENERAL FUND - PREAKNESS GATE - 003

CHECK # 100274							
003	02/17/26	ADVANCED ENERGY SOLUTIONS	12899	Belmont Flood Light Exit Gate Replaced	R&M-Gate	546034-53904	\$505.60
							Check Total
							<u>\$505.60</u>
CHECK # 300227							
003	02/13/26	WITHLACOOCHEE RIVER	012826-5871-ACH	BILL PRD 12/22-1/23/26	Electricity - Gate	543031-53904	\$50.40
							Check Total
							<u>\$50.40</u>

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300241								
003	02/20/26	CHARTER COMMUNICATIONS	1684133020326	ACCT# 8337130011684133 FEB2026	Communication - Telephone	541003-53904	\$40.00	
							Check Total	<u>\$40.00</u>
							Fund Total	<u>\$596.00</u>

Total Checks Paid	\$85,187.16
--------------------------	--------------------