

***Lexington Oaks  
Community Development  
District***

**June 18, 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 Chairperson  
William Palermo, Assistant Secretary  
Scott A. Carlson, Assistant Secretary  
Butch Straber, Assistant Secretary

## District Staff

Mark Vega, District Manager  
Whitney Sousa, District Counsel  
Stephen Brletic, District Engineer  
John Fowler, Field Service Manager  
Todd Wilhelmi, Site Manager  
Ruben Nesbitt, District Accountant  
Diana Kapatsyna, District Admin

## Regular Meeting Agenda

Thursday, June 18, 2026, at 6:30 p.m.

---

The Regular Meeting of the **Lexington Oaks Community Development District** will be held on **June 18, 2026, at 6:30 p.m. at the Location Lexington Oaks Community Center, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544.**

### THE REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

#### 4. ITEMS FOR CONSIDERATIONS, ADDITIONS, DELETIONS

#### 5. PRESENTATION BY LANDSCAPE VENDORS

A. Discussion of Lexington Oaks CDD Price Break Down vs Current FY 2026 Budget of \$278,436.00

B. Discussion of Lexington Oaks CDD RFP June 2026 Bid Ranking

C. Presentation Consists of a 7 minutes Presentation and 3 minutes Question and Answer

D. Presentation by Arazoza 6:45 PM

E. Presentation by ASI 6:55 PM

F. Presentation by Pine Lake 7:05 PM

G. Presentation by Red Tree 7:15 PM

H. Presentation by Russell 7:25 PM

I. Presentation by United 7:35 PM

#### 6. STAFF REPORTS

##### A. Site Manager

i. Discussion of We Build Fun Playground Design

ii. Discussion of We Build Fun Playground Proposal

##### B. District Accountant Snapshot

##### C. District Counsel

i. Presentation of Field Services Addendum Email from Counsel

**ii.** Approval of Inframark Field Services Addendum to the Amended and Restated District Management Services Agreement

**D.** District Engineer

**E.** Field Inspection Report

**F.** District Manager

**7. BUSINESS ITEMS**

**8. CONSENT AGENDA**

**A.** Minutes of May 21, 2026 Regular Minutes

**B.** Review of the April 2026 Financials

**9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**10. ADJOURNMENT**

Bidders For Initial Year	Araozoa	ASI	Crowders	Pine Lake	Red Tree	Russell	United
General Landscape Maintenance	\$240,000.00	\$172,368.00	\$261,913.00	\$218,333.00	\$156,000.00	\$163,363.23	\$219,432.00
Fertilization	\$12,000.00	\$19,320.00	\$23,982.00	\$34,000.00	\$24,600.00	\$40,793.95	\$17,669.00
Pest Control	\$3,000.00	\$3,870.00	\$10,278.00	\$3,500.00	\$4,200.00	\$1,800.00	\$1,963.00
Irrigation	\$22,000.00	\$21,840.00	\$76,800.00	\$18,800.00	\$32,850.00	\$20,445.90	\$7,728.00
<b>Total (\$/year) (Contract Amount)</b>	<b>\$277,000.00</b>	<b>\$217,398.00</b>	<b>\$372,973.00</b>	<b>\$274,633.00</b>	<b>\$217,650.00</b>	<b>\$226,403.08</b>	<b>\$246,792.00</b>

(Part 5) Installation of Annuals (4,500 total per event)							
Per annual price	\$2.50	\$3.25	\$3.58	\$3.13	\$2.75	\$1.07	\$2.50
Total annuals installed per event	\$11,250.00	\$14,625.00	\$16,124.85	\$14,085.00	\$12,375.00	\$4,815.00	\$11,250.00
<b>Total - X4 times for year price</b>	<b>\$45,000.00</b>	<b>\$58,500.00</b>	<b>\$64,499.40</b>	<b>\$56,340.00</b>	<b>\$49,500.00</b>	<b>\$19,260.00</b>	<b>\$45,000.00</b>

<b>Annual Total including Annuals (Pts. 1-5) Yr. 1</b>	<b>\$322,000.00</b>	<b>\$275,898.00</b>	<b>\$437,472.40</b>	<b>\$330,973.00</b>	<b>\$267,150.00</b>	<b>\$245,663.08</b>	<b>\$291,792.00</b>
--	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Additional Costs CDD May incur at its discretion							
OTC Injections (To Treat Lethal Bronzing in Palms)	N/A	N/A	N/A	N/A	\$75 per tree TBD	N/A	N/A
TopChoice Application For Fire Ants	\$1,500.00	\$4,120.00	\$8,280.00	\$0.00	\$18,500.00	\$519.73	\$650/Acre

Additional Charges							
Storm Cleanup (\$/hour)	\$75.00	\$7,600.00	\$250.00	\$125.00	\$85.00	\$55.00	\$125.00
Freeze Protection Landscape \$/application	\$500.00	\$5,200.00	\$1,500.00	\$250.00	\$2,500.00	\$1 per sq ft need	TBD
Hand Watering Employee (\$/hour)	\$45.00	\$75.00	\$95.00	\$60.00	\$75.00	\$40.00	\$65.00
Hand Watering Water Truck (\$/hour)	\$150.00	\$150.00	\$350.00	\$250.00	\$250.00	\$95.00	\$125.00
Freeze Protection Irrigation \$/application	\$350.00	\$750.00	\$760.00	\$350.00	\$900.00	\$1,000.00	TBD
After Hours Emergency Rate (\$/hour)	\$95.00	\$125.00	\$250.00	\$85.00	\$75.00	\$125.00	\$95.00

**Lexington Oaks CDD  
Landscape Irrigation Maintenance Services RFP - June 2026**

**Bid Ranking**

			Rick Carroll	Terry Bechtel	Willam Palermo	Scott Carlson	Butch Straber	Totals	
<b>Arazoza Brothers</b>		Personnel (25)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$278,500.00	Understanding Scope (25)						0.00	
1st annual renewal	\$278,500.00	Contract Price (20)	15.60	15.60	15.60	15.60	15.60	78.00	
2nd annual renewal	\$289,640.00	Reasonableness (5)						0.00	
3rd annual renewal	\$289,640.00								
4th annual renewal	\$301,225.60								
Five (5) yr. avg.	\$287,501.12	Totals	15.600	15.600	15.600	15.600	15.600	78.00	Rank 6
<b>ASI</b>		Personnel (25)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$217,398.00	Understanding Scope (25)						0.00	
1st annual renewal	\$217,398.00	Contract Price (20)	20.00	20.00	20.00	20.00	20.00	100.00	
2nd annual renewal	\$228,733.00	Reasonableness (5)						0.00	
3rd annual renewal	\$228,733.00								
4th annual renewal	\$228,733.00								
Five (5) yr. avg.	\$224,199.00	Totals	20.000	20.000	20.000	20.000	20.000	100.00	Rank 1
<b>Crowders</b>		Personnel (25)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$372,973.00	Understanding Scope (25)						0.00	
1st annual renewal	\$387,000.00	Contract Price (20)	11.27	11.27	11.27	11.27	11.27	56.35	
2nd annual renewal	\$398,000.00	Reasonableness (5)						0.00	
3rd annual renewal	\$409,700.00								
4th annual renewal	\$422,000.00								
Five (5) yr. avg.	\$397,934.60	Totals	11.270	11.270	11.270	11.270	11.270	56.35	Rank 7
<b>Pine Lake</b>		Personnel (25)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$274,633.00	Understanding Scope (25)						0.00	
1st annual renewal	\$274,633.00	Contract Price (20)	15.94	15.94	15.94	15.94	15.94	79.70	
2nd annual renewal	\$280,126.00	Reasonableness (5)						0.00	
3rd annual renewal	\$285,728.00								
4th annual renewal	\$291,443.00								
Five (5) yr. avg.	\$281,312.60	Totals	15.940	15.940	15.940	15.940	15.940	79.70	Rank 5
<b>Red Tree</b>		Personnel (25)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$217,650.00	Understanding Scope (25)						0.00	
1st annual renewal	\$217,650.00	Contract Price (20)	19.80	19.80	19.80	19.80	19.80	99.00	
2nd annual renewal	\$228,532.50	Reasonableness (5)						0.00	
3rd annual renewal	\$228,532.50								
4th annual renewal	\$239,959.13								
Five (5) yr. avg.	\$226,464.83	Totals	19.800	19.800	19.800	19.800	19.800	99.00	Rank 3
<b>Russell</b>		Personnel (25)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$226,404.00	Understanding Scope (25)						0.00	
1st annual renewal	\$226,404.00	Contract Price (20)	19.81	19.81	19.81	19.81	19.81	99.05	
2nd annual renewal	\$226,404.00	Reasonableness (5)						0.00	
3rd annual renewal	\$226,404.00								
4th annual renewal	\$226,404.00								
Five (5) yr. avg.	\$226,404.00	Totals	19.810	19.810	19.810	19.810	19.810	99.05	Rank 2
<b>United</b>		Personnel (25)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$246,792.00	Understanding Scope (25)						0.00	
1st annual renewal	\$246,792.00	Contract Price (20)	17.95	17.95	17.95	17.95	17.95	89.75	
2nd annual renewal	\$246,792.00	Reasonableness (5)						0.00	
3rd annual renewal	\$254,196.00								
4th annual renewal	\$254,196.00								
Five (5) yr. avg.	\$249,753.60	Totals	17.950	17.950	17.950	17.950	17.950	89.75	Rank 4



Deck



Grey

Accent



Red



Grey



Light  
Grey

Rockite



Red



Grey

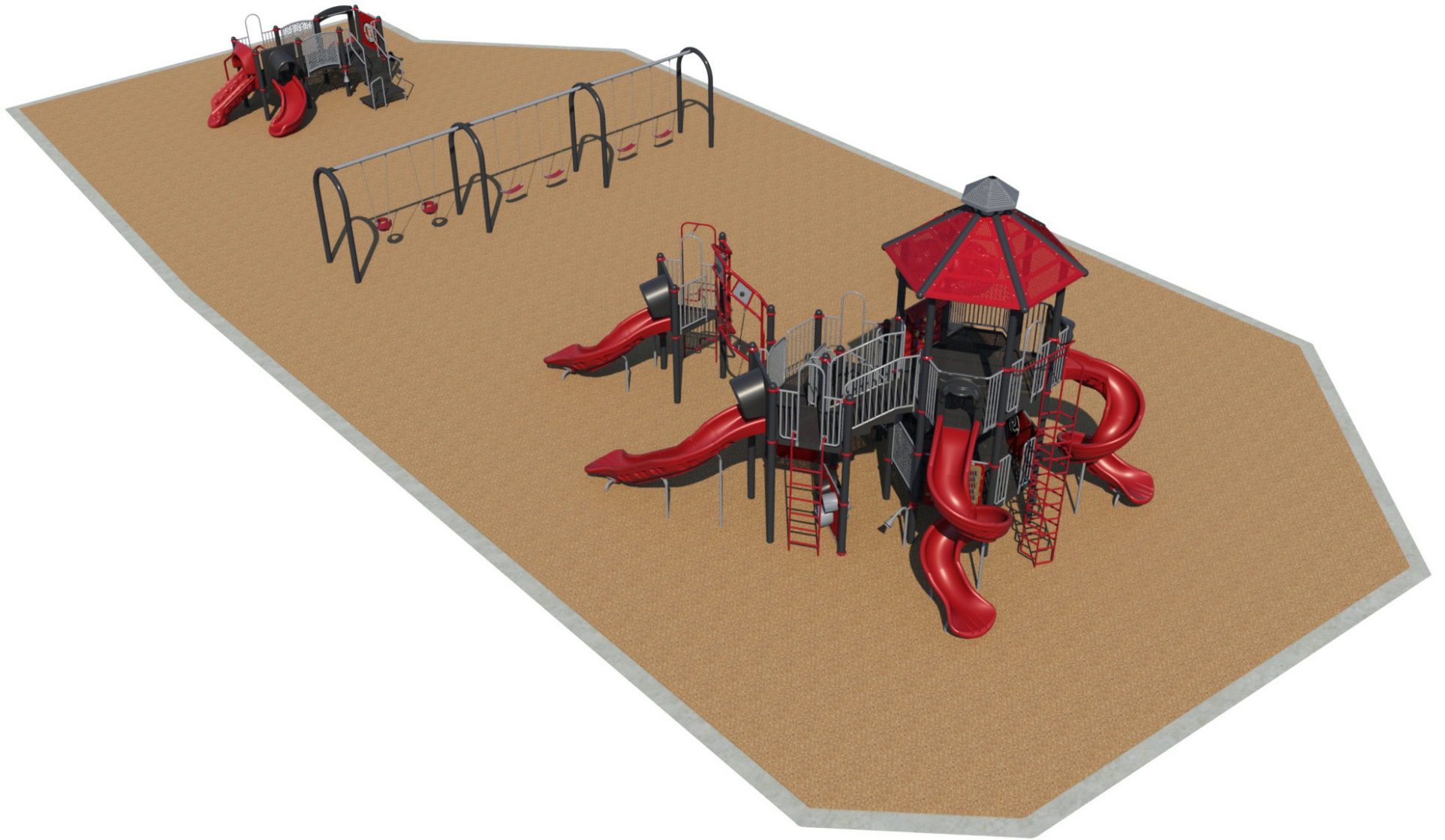


Light  
Grey

Actual colors may vary. We work hard to ensure our renderings are as life like as possible.

**Lexington Oaks**  
Wesley Chapel, FL  
26009619





Deck



Grey

Accent



Red



Grey



Light Grey

Rockite



Red



Grey

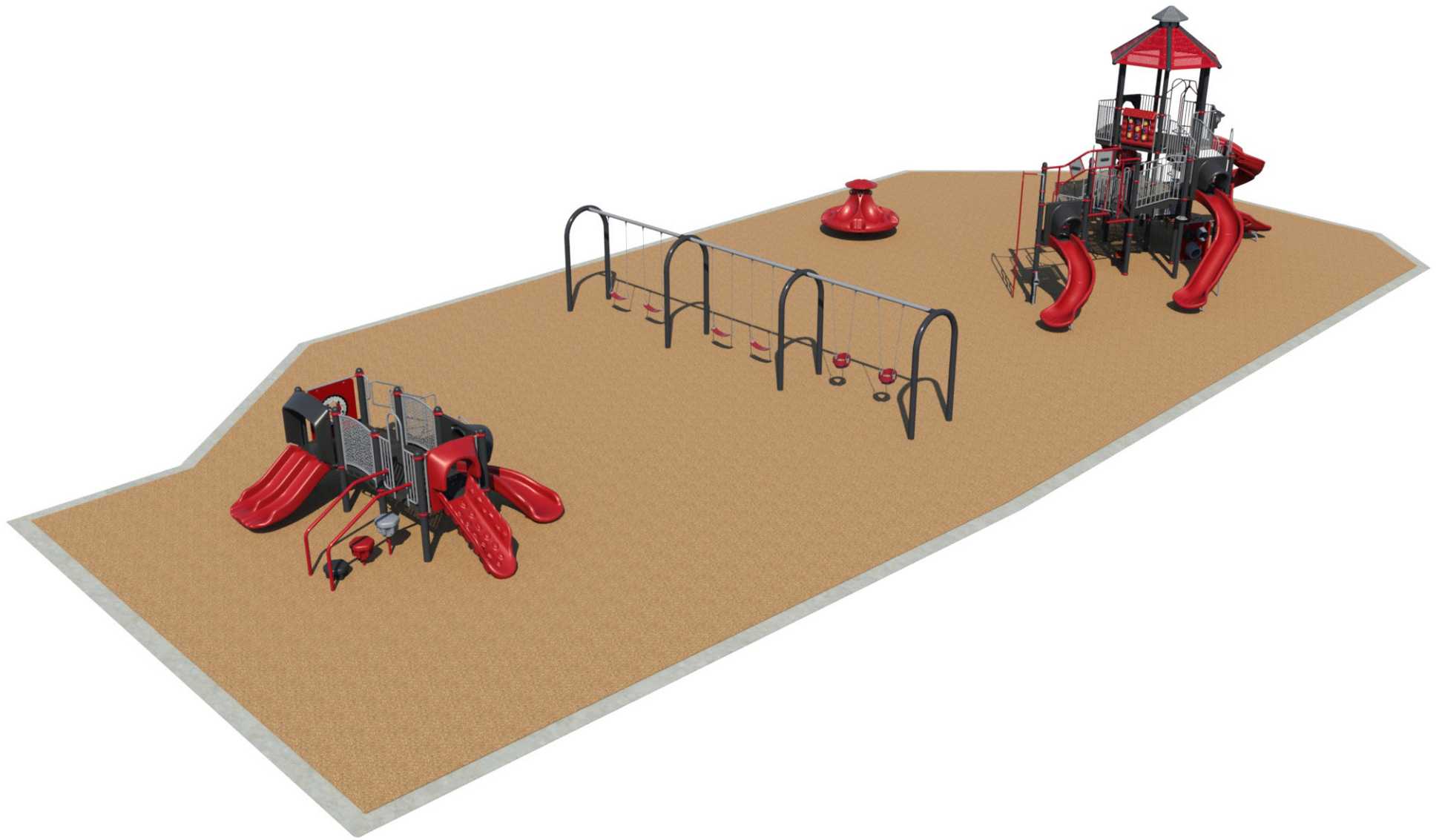


Light Grey

Actual colors may vary. We work hard to ensure our renderings are as life like as possible.

**Lexington Oaks**  
 Wesley Chapel, FL  
 26009619





Deck



Grey

Accent



Red



Grey



Light  
Grey

Rockite



Red



Grey



Light  
Grey

Actual colors may vary. We work hard to ensure our renderings are as life like as possible.

**Lexington Oaks**  
Wesley Chapel, FL  
26009619





Deck



Grey

Accent



Red



Grey



Light  
Grey

Rockite



Red



Grey




Light  
Grey

Actual colors may vary. We work hard to ensure our renderings are as life like as possible.

**Lexington Oaks**  
Wesley Chapel, FL  
26009619





Deck  Grey

Accent  Red  Grey  Light Grey


Rockite  Red  Grey  Light Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

Lexington Oaks  
Wesley Chapel, FL  
26009619





Deck   
Grey

Accent     
Red Grey Light Grey

Rockite     
Red Grey Light Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

**Lexington Oaks**  
Wesley Chapel, FL  
26009619





A Miracle Recreation Dealer for North, Central, West and the Panhandle of Texas, Florida, Michigan, Mississippi and New Mexico

PO Box 29 | Allen, TX 75013

Sales Consultant	
Jaime Marker +16562635380	

CUSTOMER INFORMATION	
Customer:	Lexington Oaks
Contact:	Todd Wilhelmi
Contact Info:	(813) 907-8718 lexoaks1@gmail.com
Project Name:	Lexington Oaks - playground
Install Address:	26304 Lexington Oaks Blvd, Wesley Chapel, Fl 33544
End User:	Lexington Oaks
Ship to Address:	26304 Lexington Oaks Blvd, Wesley Chapel, Fl 33544

QUOTE	
20260610-0003439	
Quote Date	Valid Until
06/10/2026	07/10/2026
Estimated Delivery	Estimated Install
6-8 Weeks	TBD

ITEM	DESCRIPTION	QTY	EACH	TOTAL
Demolition	Removal and Disposal of playground equipment and surfacing	1	\$18,750.00	\$18,750.00
Miracle Equipment	Miracle playground equipment	1	\$134,223.00	\$134,223.00
Miracle Discount	Discount on Standard Miracle Recreation Equipment	1	\$-20,133.45	\$-20,133.45
Playground Equip Freight	Shipping of playground equipment	1	\$8,061.25	\$8,061.25
Miracle Playground Equipment Install	Installation of Miracle playground equipment listed above	1	\$41,944.69	\$41,944.69
Artificial Turf	<p>Deliver and install approximately 5247 square feet of artificial turf within the play area using Synlawn SYNAugustine547 GTR artificial turf surfacing system with Synlawn Classic Pitch turf in trample zones, fall padding, Optifill antimicrobial sand infill, and bender board for perimeter nailer. Includes drainage system as needed within play areas and installation of up to a 4" depth of drainage gravel.</p> <p>Customer is responsible for providing a drainage stub within the playground border to provide positive drainage away from the play area.</p>	1	\$107,635.32	\$107,635.32
Non-Taxable Items Subtotal				\$290,480.81
Provide Sales Tax Exemption Certificate if Tax Exempt. Final Prices Subject to State and Local Sales Tax			Total	\$290,480.81

A CPSI (Certified Playground Safety Inspector) third-party inspection is available at additional cost upon request.



A Miracle Recreation Dealer for North, Central, West and the Panhandle of Texas, Florida, Michigan, Mississippi and New Mexico

PO Box 29 | Allen, TX 75013

Sales Consultant
Jaime Marker +16562635380

CUSTOMER INFORMATION	
Customer:	Lexington Oaks
Contact:	Todd Wilhelmi
Contact Info:	(813) 907-8718 lexoaks1@gmail.com
Project Name:	Lexington Oaks - playground
Install Address:	26304 Lexington Oaks Blvd, Wesley Chapel, FL 33544
End User:	Lexington Oaks
Ship to Address:	26304 Lexington Oaks Blvd, Wesley Chapel, FL 33544

QUOTE	
20260610-0003439	
Quote Date	Valid Until
06/10/2026	07/10/2026
Estimated Delivery	Estimated Install
6-8 Weeks	TBD

Make Payable to: webuildfun, Inc PO Box 29, Allen, TX 75013  
 Payment Terms 50% Down with remainder due upon completion of project.

Price assumes play area border to be provided by "others" unless noted above. No bond or special insurance coverages are included unless noted above. Price assumes all site work, drainage away from play area & play area borders are to be provided by "others" at no cost to webuildfun unless specified otherwise in the quote above. This includes site prep, grade work, drainage, construction fencing, concrete borders, and site restoration. All additional services can be quoted upon request. webuildfun, inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc. provided the original installation. In the event rock is encountered, additional charges may be assessed. It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line locate by calling 811, at the owner's request. webuildfun, Inc will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc. will not be responsible for damage to unmarked utilities. Prices are guaranteed for 30 days from the date listed on quote.

Complete webuildfun Terms and Conditions on the following pages are incorporated into this quote by reference

Approval Signature \_\_\_\_\_ Date \_\_\_\_\_ PO Number \_\_\_\_\_

Send completed quote and purchase order to: [jaime@webuildfun.com](mailto:jaime@webuildfun.com)

**PROJECT DETAILS**

Please provide the following information:	Project Total
Project Name: Lexington Oaks - playground	\$290,480.81

Est. Project Start Date: \_\_\_\_\_ Bond Required: \_\_\_\_\_ Purchase Order #: \_\_\_\_\_  
 Est. Project Completion Date: \_\_\_\_\_ Contract Required: \_\_\_\_\_

Additional Details: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SHIP TO CONTACT DETAILS		BILLING CONTACT DETAILS	
Company		Company	
Street Address		Street Address	
City, State, Zip		City, State, Zip	
Contact:		Contact:	
Phone #		Phone #	
Email:		Email:	

INSTALLATION CONTACT DETAILS		END USER (OWNER) CONTACT DETAILS	
Company		Company	
Street Address		Street Address	
City, State, Zip		City, State, Zip	
Contact:		Contact:	
Phone #		Phone #	
Email:		Email:	

**PLEASE RETURN ALL PAGES OF THIS QUOTE UPON ORDERING**

## webuildfun, Inc. Terms and Conditions

**THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN.** Webuildfun, Inc. objects to any other terms proposed by the Customer, in writing or otherwise as material alterations, and all such proposed terms shall be void

Payments will be made to webuildfun, Inc., PO Box 29, Allen, TX 75013 unless notified otherwise by webuildfun, Inc. in writing. Orders will not be placed until down payment is received when applicable. Purchase orders are accepted and will be evaluated by webuildfun to determine if other terms are negotiable with approved credit. Sales Representative are not authorized to approve terms. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certification to webuildfun, Inc. and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies, and other impositions on the equipment at owner's expense.

Prices reflected on quote assumes all site work to be done by others unless noted above. This Includes items like site preparation, grading work, drainage, construction fencing, concrete borders, and site restoration. All drainage within the playground border and away from the play area and play area borders will be provided by the Customer unless noted above. No bond or special insurance coverage is Included unless noted above. All additional services will be quoted by request only. webuildfun, Inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc provided the original installation. In the event rock is encountered, additional charges may be assessed.

It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line located from 811 at the owner's request. webuildfun, Inc. will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc will not be responsible for damage to unmarked utilities.

Prices are guaranteed for 30 days from the date listed on the quote. Shipping terms are FOB Origin (place of shipment) via common carrier designated by manufacturer. Customer authorizes webuildfun, Inc. to order and ship the equipment and agrees to pay webuildfun, Inc. the total amount specified. Customer will be responsible for receiving all merchandise from the truck unless otherwise specified.

- 1. Default, Remedies & Delinquency Charges.** The Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Even of Default, webuildfun, Inc. shall have all remedies available to it at law or equity, Including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with webuildfun, Inc. to accomplish its filing and enforcement of mechanic's or other liens with respect to the equipment or its location or its repossession of the equipment, and Customer expressly waives all rights to possess the equipment after an event of default. All Remedies are cumulative and not alternative, and no exercise by webuildfun, Inc. of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorney's fees plus any costs of collections Incurred by webuildfun, Inc. enforcing its rights hereunder. Subject to any limitation under law, the Customer shall pay to webuildfun, Inc. as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by webuildfun, Inc. within ten (10) days after the date on which due.
- 2. Use & Maintenance.** Customer agrees to regularly inspect and maintain the equipment and to provide, inspect and maintain appropriate safety surfacing under and around the equipment, in accordance with ASTM standards and the current Consumer Product Safety Commission Handbook for Public Playground Safety.
- 3. Limitations of Warranty/ Indemnity for Miracle Recreation Products.** Miracle Recreation Equipment Company (MREC) makes no equipment warranties except for those standard warranties issued with the equipment, which are Incorporated herein by this reference. MREC specifically disclaims and implied warranty of merchantability or fitness for a particular purpose and any liability for Incidental or consequential damages. To the extent allowable under law, Customer agrees to defend, indemnify and save MREC and webuildfun, Inc. harmless from all claims or any kind for damages of any kind arising out of Customers alteration of the equipment, its failure to maintain the equipment, its failure to properly supervise equipment, or its failure to provide and maintain appropriate types and depths of safety surfacing beneath and around the equipment in accordance with MREC's installation and owner's manuals and the most current consumer product safety commission handbook for public playground safety.
- 4. Restrictions.** Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the equipment to be levied upon or attached under any legal process; (ii) transfer title to the equipment or any Customer's rights therein; or (iii) remove or permit the removal of the equipment to any location not specified in this quote.
- 5. Purchase Money Security Interest.** The Customer hereby grants, pledges, and assigns to webuildfun, Inc. and webuildfun, Inc. hereby reserves a purchase money security interest in, the equipment to secure the payment and performance in full of all o Customer's obligations hereunder. The Customer agrees that webuildfun, Inc may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior interest in the equipment.
- 6. Choice of Law and Jurisdiction.** All agreements between Customer and webuildfun, Inc. shall be interpreted, and the parties' obligations shall be governed by the laws of the state of Texas without reference to its choice of law provisions. The Customer hereby consents to the personal jurisdiction of the state and federal courts located in the county of Collin, Texas.
- 7. Title; Risk of Loss; Insurance.** Title to equipment shall pass to the Customer upon shipment. Customer assumes all risk of loss or destruction of or damage to the equipment by reason of theft, fire, water, or any other cause, an in the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the equipment against all such losses and casualties.
- 8. Waiver, Invalidity.** Webuildfun, Inc. may waive a default hereunder, or under any invoice or other agreement between the Customer and webuildfun, Inc. or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by webuildfun, Inc. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights to webuildfun, Inc. hereunder or under any invoice. The invalidity of any portion of this quote shall not affect the force and effect of the remaining valid portions hereof.
- 9. Entire Agreement; amendment; Bldng nature.** This fully executed quote, as supplemented by change orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A change order is a written instrument signed by the Customer and webuildfun, Inc. stating their agreement as to any amendment in the terms of this quote. The Customer acknowledges that change orders may result in delays and additional costs. The parties agree that all change orders shall Include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this quote shall be binding upon and inure to the benefit of the parties and the successors and assigns.
- 10. Counterparts, Electronic Transmssion.** This Quote, any invoice, and any other agreement between parties may be executed in counterparts, each of which shall constitute an original. Electronic signatures and electronic transmission are acceptable to both the Customer and to webuildfun, Inc.

# LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

---

## Financial Snapshot June 10, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: \$1,847,555.04
  - BankUnited MM: \$144,987.59
  - Truist Bank GF: \$3,108.45
- **Assessment collections:**
  - We received a tax distribution of \$4,866.40 on 6/8/26.
  - We are 99.18% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 audit is nearing completion.
- **Expenses:**
  - Current expenses make up 60.07% of the annual budget through the end of April 2026.
  - Total expenses for the first 7 months are approximately \$1,131,644. This figure may change as we finalize May financials. This puts your average monthly burn rate of approximately \$161,663 per month.
  - May financials will be distributed to the board by June 20<sup>th</sup>.

**From:** Whitney Sousa  
**Sent:** Thursday, 21 May 2026 15:39:16  
**To:** Vega, Mark <[mark.vega@inframark.com](mailto:mark.vega@inframark.com)>  
**Subject:** RE: Lexington Oaks - BOS Meeting - May 21, 2026

Hi Mark,

These services were contemplated under the Management [Agreement](#) so I think it makes sense as an Addendum.

Please see attached.

Thanks,

Whitney

**Whitney A. Sousa**  
Straley Robin Vericker

# Field Services Addendum to the Amended and Restated District Management Services Agreement

This Field Services Addendum to the Amended and Restated District Management Services Agreement (this “**Field Services Addendum**”) is made and entered into as of July 1, 2026, by and between the **Lexington Oaks Community Development District** (the “**District**”) and **Inframark, LLC** a Texas limited liability company registered to do business in Florida (“**Contractor**”).

### Background Information:

The District and the Contractor entered into the Amended and Restated District Management Services Agreement dated February 1, 2026 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor now desire to add field services to the scope of the Agreement and approve additional compensation associated with such services. The Contractor submitted a Work Authorization for such additional work, relevant portions of which are attached hereto as **Exhibit A** (the “**Work Authorization**”).

The District and the Contractor each has the authority to execute this Field Services Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Field Services Addendum so that this Field Services Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information and Proposal.** The background information stated above is true and correct and by this reference along with the Work Authorization are incorporated by reference as a material part of this Field Services Addendum.
2. **Additional Scope of Services.** Contractor agrees to provide the Field Services described in the Work Authorization, as contemplated under the Agreement.
3. **Additional Monthly Compensation.** The District agrees to compensate the Contractor for the Field Services outlined in the Work Authorization at the total rate of **\$1,000.00** per month.
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Field Services Addendum effective as of the date written above.

**Inframark, LLC**

**Lexington Oaks  
Community Development District**

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Richard Carroll  
Chair of the Board of Supervisors



2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
Office:407-973-4363

## WORK AUTHORIZATION

**The services as set forth herein will begin effective July 1st, 2026**

- I. DESCRIPTION OF SERVICES: The Company shall perform the Field Inspection Services set forth below for the Client’s Infrastructure and Common areas, which are hereinafter referred to as the “Services”:

### **Scope of Services**

1. 1 Monthly Property Inspection

Conduct a comprehensive monthly inspection (1 Month) of all District-owned property and areas of maintenance responsibility.

2. Follow-Up Inspections

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

3. Inspection Reports

Prepare and provide detailed monthly inspection reports, including:

- Photographs
- Analysis of Findings
- Conduct pre-application meetings with interested

proposers as necessary.

4. Vendor Deficiency Notification

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

5. Staff Coordination

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

6. Vendor Progress Monitoring

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

7. Budget Input

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

8. Project Proposal Procurement

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

9. Procurement Assistance

Assist in drafting procurement documents, including:



- Instructions to proposers
- Scope of Services
- Related materials for competitive bidding.
- Conduct pre-application meetings with interested proposers as necessary.

10. Meeting Attendance

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

II. PRICE:

Item Description	Monthly Rate	Total Cost
1 Field Inspections Monthly (as noted in Section 1)	\$1,000.00	<b>\$12,000.00</b>



## Lexington Oaks CDD

Field Inspection Report - April 2026

Thursday, April 30 2026

Prepared For Board Of Supervisors

27 Items Identified

27 Items Incomplete

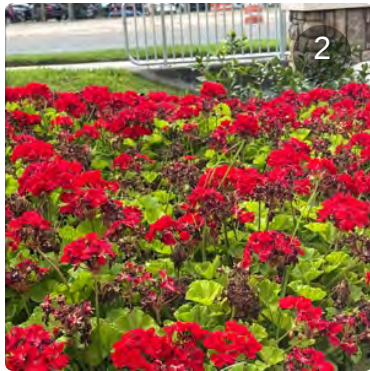
John Fowler

Inframark

### Item 1

Assigned To: Yellowstone

Need to deadhead Geraniums at the raised beds of the entrance of Lexington Oaks Boulevard and CR 54.



6-3-26

### Item 2

Assigned To: Yellowstone

Oleander's are recovering nicely from rejuvenation cut backs. There is a large weed in one of them on the exit corner of Lexington Oaks Boulevard and CR 54.

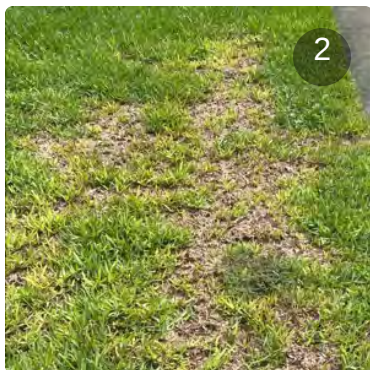


6-3-26

### Item 3

Assigned To: Yellowstone

Diagnose and treat an area of declining turf behind the monument on the entrance side of Lexington Oaks Boulevard and CR 54.



6-3-26

## Item 4

Assigned To: Yellowstone

Diagnose and treat declining Holly tree in the south median of Lexington Oaks Boulevard. Also, need to diagnose and treat a declining Crepe Myrtle showing no signs of new growth on the west right of way of Lexington Oaks Boulevard near ??? intersection.



Will cut down Crape Myrtle 6-3-26

## Item 5

Assigned To: Yellowstone

Need to remove vines on shrubs on the east right of way of Lexington Oaks Boulevard between CR 54 and Post Oak Blvd. intersection.



## Item 6

Assigned To: Yellowstone

Raise an Oak canopy over the east right away sidewalk on Lexington Oaks Boulevard by Discovery Point Child Center.

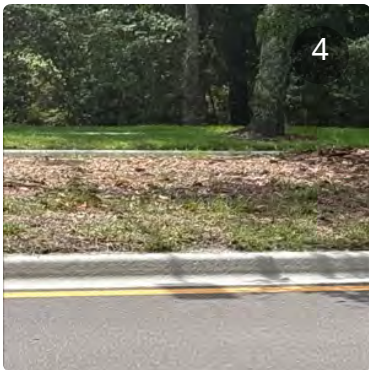


6-3-26

### Item 7

Assigned To: Board Information

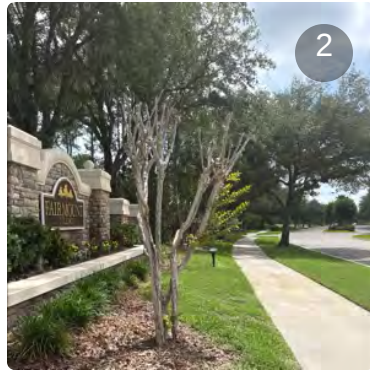
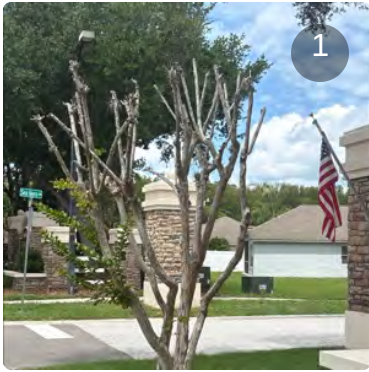
Noting many bare areas of turf on medians and ROWs of Lexington Oaks Blvd. Most areas are difficult to have successful St. Augustine due to nutrient and light competition with Oak trees.



### Item 8

Assigned To: Yellowstone

Yellowstone to investigate a declining Crepe Myrtle at the entrance monument of Fairmount Village at Lexington Oaks Boulevard intersection. Report your findings.



### Item 9

Assigned To: Yellowstone

Area of down debris close to and behind the community daycare center next to the lift station on Lexington Oaks Boulevard.

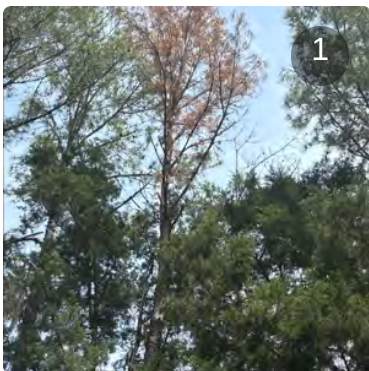


6-3-26

### Item 10

Assigned To: Yellowstone/Board Information

Noting a dead Pine tree that is not marked for removal on Lexington Oaks Boulevard right of way across from Belmont Village subdivision.



will mark wk of 6-1-26

### Item 11

Assigned To: Yellowstone and Ballenger

Noting Viburnums from last inspection that were recently planted and have not established. Asking when warranty plantings will be installed?

These were irrigation issues



**Item 12**

Assigned To: Yellowstone

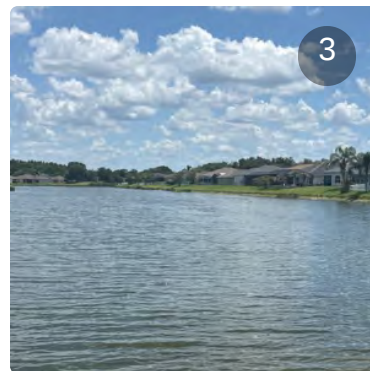
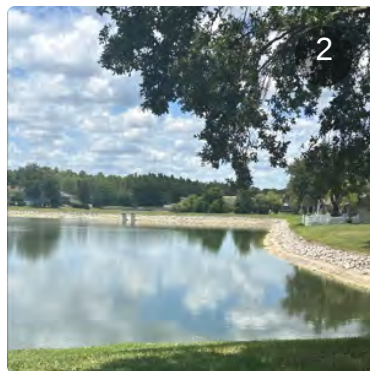
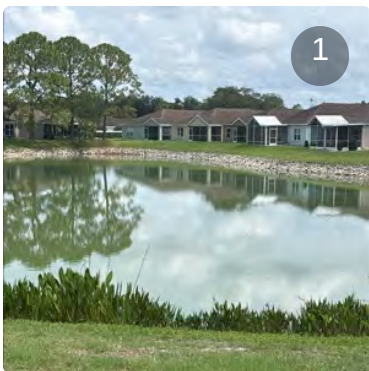
Noting dead hanging Pine branch that should be considered for removal on Lexington Oaks Blvd. east right of way located between Belmont Village and Preakness Village subdivisions.



**Item 13**

Assigned To: Board Information

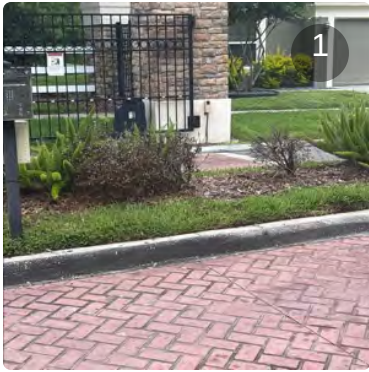
Noting overall the CDD ponds are looking good with small to no algae and non-desirable vegetation.



**Item 14**

Assigned To: Yellowstone

Noting the shrubs at the entrance median on Cannonade Drive of Churchill Villas are not showing any signs of life and may need replacement.



### Item 15

Assigned To: Board Information/Yellowstone

Board should consider removing a Wax Myrtle branch right in front of a storm flume by golf hole 10 tee on Lexington Oaks Boulevard east right of way.



6-3-26

### Item 16

Assigned To: Board/Aquatics

Asking if the vegetation should be treated in the culvert between two concrete retaining walls, just south of the golf course parking lot on Lexington Oaks Blvd.



### Item 17

Assigned To: Maintenance

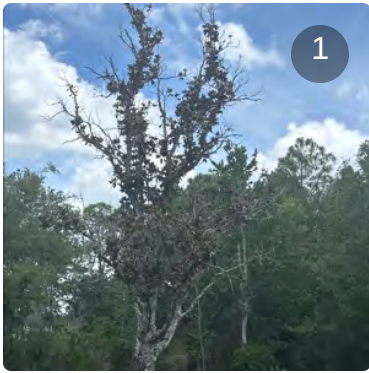
Noting one broken up light not in a bucket, and then another broken light within a bucket. This is at the large roundabout on Lexington Oaks Boulevard.



### Item 18

Assigned To: Yellowstone

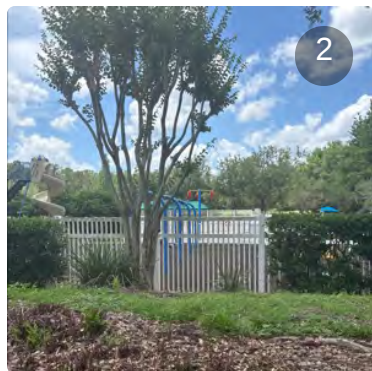
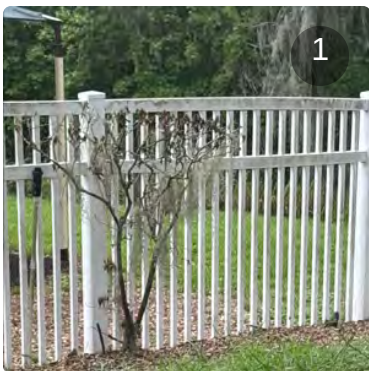
Investigate a Magnolia that is not thriving as well as others in the area on Lexington Oaks Boulevard just north of the community playground. Report your findings.



### Item 19

Assigned To: Yellowstone

Noting a dead Viburnum that should be removed along the fence of the community playground. Also, there are several gaps that could be considered for new plantings.

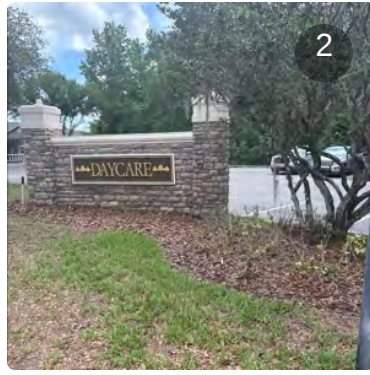
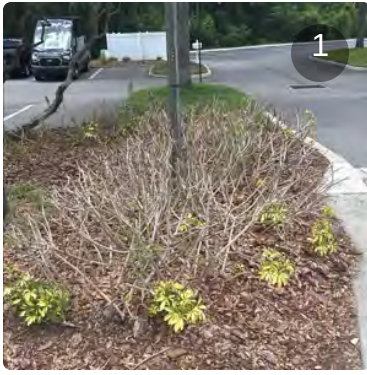


will remove and get proposal

### Item 20

Assigned To: Yellowstone

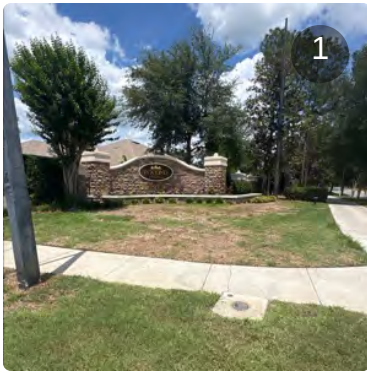
Noting the Arboricola at the DAYCARE monument are not recovering as well as the same species throughout the district from frost damage and rejuvenation cut back.



**Item 21**

Assigned To: Ballenger

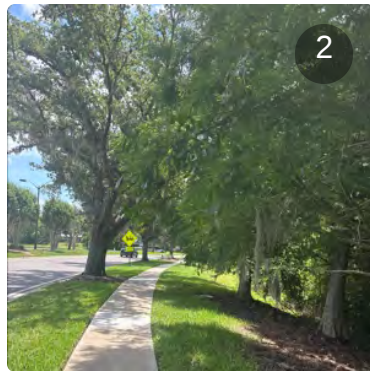
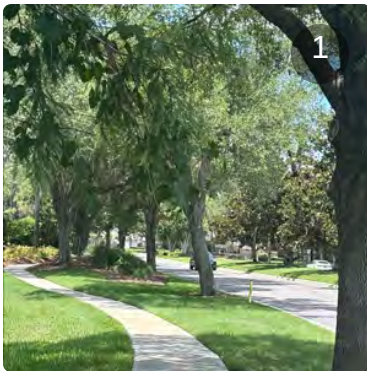
Noting turf issues in front of Pocono Village monuments. Is it irrigation working here properly?



**Item 22**

Assigned To: Yellowstone

Raise this Bald Cypress canopy overhanging the sidewalk on the west, right of way of Lexington Oaks Boulevard, just north of the digital median monument.

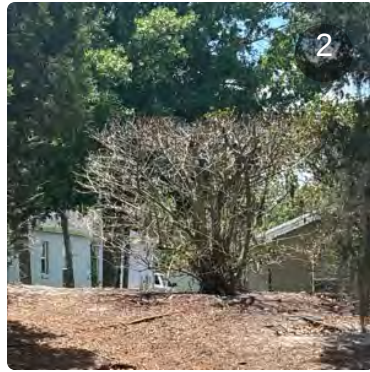
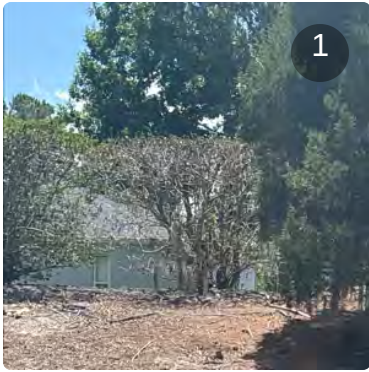


6-3-26

**Item 23**

Assigned To: Ballenger

Three viburnum on the berm of Affirmed Dr. are in decline and may need to be replaced. Asking if the irrigation is working properly here?

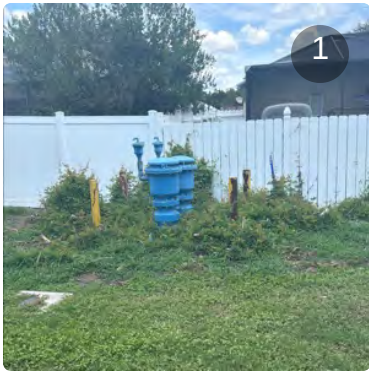


6-3-26

### Item 24

Assigned To: Yellowstone

This area is being over ran by weeds and Brazilian Peppers. This is on War Admiral Drive next to Lawrin Court intersection.

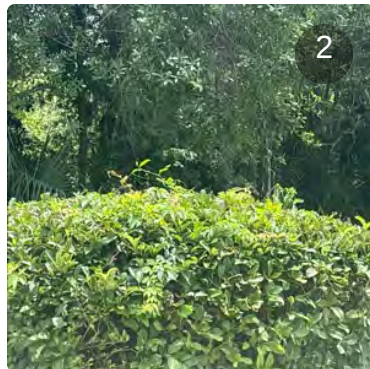
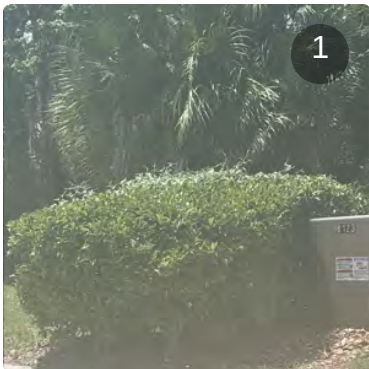


6-1-26

### Item 25

Assigned To: Yellowstone

Remove vines, growing on the shrubs by the electrical boxes at Maywood Village monuments.

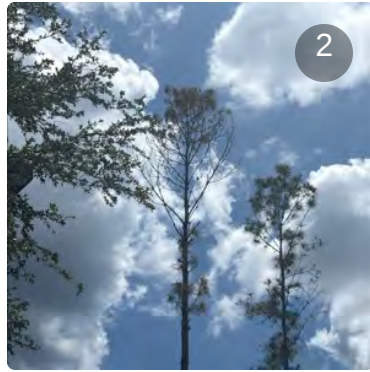


6-3-26

### Item 26

Assigned To: Yellowstone

Pine tree appears to be dying on Lexington Oaks Blvd. west right of way just south of North Hampton Village Monument. Investigate and report your findings.

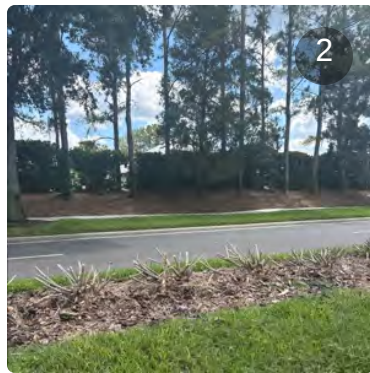


6-3-26

**Item 27**

Assigned To: Yellowstone

Noting rejuvenation cutbacks have been performed on the median beds of Lexington Oaks Boulevard north of the roundabout. There are several that are not flushing out new growth and will continue to monitor.



**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, May 21, 2026 at 6:32 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

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

Also presents were:

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

Audience Members

*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**

Seven residents were present.

**FOURTH ORDER OF BUSINESS**

**Items for Consideration, Additions, Deletions**

None.

**FIFTH ORDER OF BUSINESS**

**Staff Report**

**A. Site Manager**

Mr. Wilhelmi's report was provided to the Board.

**B. Accounting Staff Report**

Mr. Vega presented the Snapshot.

**C. Engineer's Report**

No report.

**D. Counsel's Report**

District Counsel reported that letters had been sent to the residents of 5639 and 5645 Riva Ridge Drive regarding the easement matter. It was noted that one resident had contacted the District, and Mr. Wilhelmi will verify the fence relocation.

**E. Field Inspection Report**

**i. Consideration of Landscape RFP**

Discussion ensued regarding the Landscape RFP and related services.

**ii. Update on Field Inspection Agreement**

The agreement remains under review by District Counsel.

**F. District Manager's Report**

**i. Reminder of Form 1 Submission Requirements**

Mr. Vega reviewed the State filing requirements and deadlines associated with Form 1 and discussed compliance requirements with the Board.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing**

Mr. Vega presented Resolution 2026-03, approving the proposed FY 2027 budget and setting the public hearing. The proposed budget included legal services of approximately \$15,000, tree removal and repairs and maintenance of approximately \$35,000, clubhouse expenses of approximately \$24,000, and payroll expenses of approximately \$122,000.

On MOTION by Mr. Bechtel, seconded by Mr. Straber, the Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing was approved as presented. 4-0

**B. Announcing the Number of Qualified Registered Voters in the District**

Mr. Vega announced that the District had 2,814 qualified registered voters.

**C. Consideration of Engagement Letter for FY 2026, 2027, 2028 from Berger, Toombs, Elam, Gaines & Frank**

On MOTION by Mr. Carroll, seconded by Mr. Straber, the Engagement Letter for FY 2026, 2027, 2028 from Berger, Toombs, Elam, Gaines & Frank was approved as presented. 4-0

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes of April 16, 2026 Regular Meeting & May 7, 2026 Workshop Minutes**

**B. Review of the March 2026 Financials**

On MOTION by Mr. Bechtel, seconded by Mr. Straber, the March 2026 Financials and the April 16, 2026 Regular Meeting & May 7, 2026 Workshop Minutes were approved as presented. 4-0

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

Mr. Straber requested the use of the community marquee for non-CDD business. The Board noted that District policy does not permit such use.

Mr. Carroll discussed concerns regarding individuals riding bicycles in an area located outside of the District, resulting in damage to the sod.

**NINETH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Straber, seconded by Mr. Carroll, with all in favor, the meeting was adjourned at 7:21 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

Unapproved

**Notes to the Financial Statements**

**Financial Overview / Highlights**

- ▶ Total revenues are currently at 96.40% of the annual budget. 98.67% of special assessments have been collected through April.
- ▶ Total expenditures are at approximately 60.07% of the annual budget.

**Variance Analysis**

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<b><u>Administration</u></b>				
ProfServ-Arbitrage Rebate	\$4,500	\$1,700	265%	LLS Tax Solutions - arbitrage services.
ProfServ-Engineering	\$12,990	\$20,000	65%	Brietic Dvorak - engineering services thru March 2026.
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.
ProfServ-Web Site Development	\$1,599	\$2,000	80%	Innersync Studio - ADA compliant website.
Insurance-General Liability	\$17,183	\$17,607	98%	EGIS Insurance Advisors - premium paid for FY 2026.
<b><u>Field</u></b>				
Insurance-Property	\$31,060	\$33,647	92%	EGIS Insurance Advisors - premium paid for FY 2026.
R&M-Entry Feature	\$5,679	\$8,000	71%	Sitex Aquatics - fountain repairs \$1,713; Advanced Energy Solutions - power repairs to marquee sign \$1,165; other miscellaneous repairs.
R&M-Irrigation	\$38,521	\$30,000	128%	Ballenger Landcare - irrigation repairs \$33,029; 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.
<b><u>Utilities</u></b>				
Contracts-Solid Waste Service	\$3,197	\$1,735	184%	Waste Connections of FL - services for solid waste.
<b><u>Parks and Recreation</u></b>				
Workers Compensation	\$4,830	\$8,490	57%	EGIS Insurance Advisors - premium paid for FY 2026.
Contract-Security Alarms	\$2,467	\$1,000	247%	Time on Target Pro Security - security monitoring \$1,360; other monitoring fees.
R&M-Clubhouse	\$16,318	\$20,000	82%	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	\$10,980	\$15,000	73%	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.

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

**Notes to the Financial Statements**

Reserves

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 - Landscaping	\$18,250	\$30,000	61%	Blue Wave Lighting - landscape lighting.
Reserve - Parks	\$60,841	\$30,000	203%	Superior Sealers - resurface basketball court, sod expenses \$57,190; Tampa Bay Awning - install awning \$3,651.
Reserve - Ponds & Drainage	\$107,150	\$100,000	107%	Finn Outdoor - pond bank repair.
Reserve - Sidewalks & Irrigation	\$68,097	\$20,000	340%	Precision Sidewalk Safety Corp. - sidewalk repairs \$63,747; Finn Outdoor - sidewalk panel repairs \$4,350.

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

*Lexington Oaks  
Community  
Development  
District*

*Financial Report*

*April 30, 2026*

**CLEAR PARTNERSHIPS**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b><u>Page</u></b>
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
 <b><u>SUPPORTING SCHEDULES</u></b>	
Trend Report .....	13 - 15
Non-Ad Valorem Special Assessments - Schedule .....	16
Cash and Investment Report .....	17
Bank Reconciliation .....	18
Valley Bank Statement .....	19 - 22
Utility Report .....	23 - 24
Check Register Summary .....	25
Payment Register by Fund .....	26 - 31

**LEXINGTON OAKS**

Community Development District

**Financial Statements**

(Unaudited)

**April 30, 2026**

**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 1,949,142	\$ -	\$ -	\$ -	\$ 1,949,142
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	140,729	220,800	13,813	375,342
Investments:					
Money Market Account	144,577	-	-	-	144,577
Prepayment Account A	-	-	-	186	186
Prepayment Account B	-	-	-	91	91
Reserve Fund A	-	-	-	23,167	23,167
Reserve Fund B	-	-	-	12,194	12,194
Revenue Fund A	-	-	-	253,866	253,866
Revenue Fund B	-	-	-	128,168	128,168
Prepaid Items	7,360	-	-	-	7,360
Utility Deposits - TECO	855	-	-	-	855
<b>TOTAL ASSETS</b>	<b>\$ 2,104,193</b>	<b>\$ 140,729</b>	<b>\$ 220,800</b>	<b>\$ 431,485</b>	<b>\$ 2,897,207</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 19,296	\$ 50	\$ -	\$ -	\$ 19,346
Due To Other Funds	375,342	-	-	-	375,342
<b>TOTAL LIABILITIES</b>	<b>394,638</b>	<b>50</b>	<b>-</b>	<b>-</b>	<b>394,688</b>

**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	7,360	-	-	-	7,360
Deposits	855	-	-	-	855
<b>Restricted for:</b>					
Debt Service	-	-	-	431,485	431,485
<b>Assigned to:</b>					
Operating Reserves	361,129	1,183	1,180	-	363,492
Reserves - Boundary Walls/Fences/Monuments	28,952	-	-	-	28,952
Reserves - Clubhouse	55,000	-	-	-	55,000
Reserves - Fitness Center	34,915	-	-	-	34,915
Reserves - Gate	-	11,279	8,989	-	20,268
Reserves - Landscape	30,000	-	-	-	30,000
Reserves - Park	36,333	-	-	-	36,333
Reserves - Ponds & Drainage	34,300	-	-	-	34,300
Reserves - Pools	67,987	-	-	-	67,987
Reserves - Roadways	-	73,454	161,078	-	234,532
Reserves - Sidewalks	-	20,516	6,740	-	27,256
Reserves - Sidewalks & Irrigation	49,654	-	-	-	49,654
Reserves - Signs/Monuments/Fence	19,983	-	-	-	19,983
<b>Unassigned:</b>	983,087	34,247	42,813	-	1,060,147
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,709,555</b>	<b>\$ 140,679</b>	<b>\$ 220,800</b>	<b>\$ 431,485</b>	<b>\$ 2,502,519</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,104,193</b>	<b>\$ 140,729</b>	<b>\$ 220,800</b>	<b>\$ 431,485</b>	<b>\$ 2,897,207</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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>APR-26 ACTUAL</u>
<b><u>REVENUES</u></b>						
Interest - Investments	\$ 70,000	\$ 40,835	\$ 43,015	\$ 2,180	61.45%	\$ 6,126
Room Rentals	20,000	11,665	7,109	(4,556)	35.55%	-
Interest - Tax Collector	2,234	1,304	1,954	650	87.47%	226
Special Assmnts- Tax Collector	1,845,499	1,825,023	1,821,034	(3,989)	98.67%	49,171
Special Assmnts- Discounts	(73,820)	(73,820)	(69,454)	4,366	94.09%	(41)
Other Miscellaneous Revenues	20,000	11,670	12,385	715	61.93%	-
<b>TOTAL REVENUES</b>	<b>1,883,913</b>	<b>1,816,677</b>	<b>1,816,043</b>	<b>(634)</b>	<b>96.40%</b>	<b>55,482</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	24,000	14,000	14,200	(200)	59.17%	3,000
Payroll-Other	4,200	2,450	4,789	(2,339)	114.02%	590
FICA Taxes	2,157	1,258	1,086	172	50.35%	230
Unemployment Compensation	30	18	14	4	46.67%	3
ProfServ-Arbitrage Rebate	1,700	1,700	4,500	(2,800)	264.71%	4,500
ProfServ-Dissemination Agent	1,000	583	-	583	0.00%	-
ProfServ-Engineering	20,000	11,667	12,990	(1,323)	64.95%	2,370
ProfServ-Legal Services	30,000	17,500	9,197	8,303	30.66%	1,060
ProfServ-Mgmt Consulting	65,180	38,025	26,616	11,409	40.83%	1,841
ProfServ-Property Appraiser	150	150	150	-	100.00%	-
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	1,167	1,599	(432)	79.95%	1,599
Auditing Services	7,500	7,500	-	7,500	0.00%	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>APR-26 ACTUAL</b>
Contract-Website Hosting	1,553	906	-	906	0.00%	-
Website Compliance	1,520	887	-	887	0.00%	-
Postage and Freight	800	470	570	(100)	71.25%	30
Insurance - General Liability	17,607	17,607	17,183	424	97.59%	-
Printing and Binding	800	470	-	470	0.00%	-
Legal Advertising	2,000	1,167	92	1,075	4.60%	-
Misc-Bank Charges	1,100	642	975	(333)	88.64%	129
Misc-Property Taxes	2,000	2,000	-	2,000	0.00%	-
Misc-Assessment Collection Cost	36,910	36,354	35,032	1,322	94.91%	983
Misc-County Tax Bill	4,267	4,267	5,152	(885)	120.74%	-
Office Supplies	250	146	-	146	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>247,532</b>	<b>181,742</b>	<b>154,544</b>	<b>27,198</b>	<b>62.43%</b>	<b>16,335</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>						
Contracts-Lake and Wetland	24,600	14,350	14,350	-	58.33%	2,050
R&M-Lake	3,000	1,750	-	1,750	0.00%	-
R&M-Mitigation	2,500	1,458	-	1,458	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>30,100</b>	<b>17,558</b>	<b>14,350</b>	<b>3,208</b>	<b>47.67%</b>	<b>2,050</b>
<b><u>Field</u></b>						
Contracts-Landscape	204,974	119,569	119,567	2	58.33%	17,081
Contracts-Irrigation	25,272	14,742	14,742	-	58.33%	2,106
Insurance - Property	33,647	33,647	31,060	2,587	92.31%	-
R&M-Entry Feature	8,000	4,667	5,679	(1,012)	70.99%	3,418
R&M-Irrigation	30,000	17,500	38,521	(21,021)	128.40%	5,162

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>APR-26 ACTUAL</b>
R&M-Mulch	22,040	12,857	22,792	(9,935)	103.41%	-
R&M-Plant Replacement	60,000	35,000	5,717	29,283	9.53%	-
R&M-Sidewalk Cleaning	12,000	7,000	-	7,000	0.00%	-
R&M-Annals	26,250	15,313	16,140	(827)	61.49%	-
R&M-Tree Replacement	10,000	5,835	-	5,835	0.00%	-
R&M-Tree Removal	65,000	37,917	9,500	28,417	14.62%	-
Misc-Contingency	150,000	87,500	46	87,454	0.03%	-
Capital Improvements	100,000	58,333	-	58,333	0.00%	-
<b>Total Field</b>	<b>747,183</b>	<b>449,880</b>	<b>263,764</b>	<b>186,116</b>	<b>35.30%</b>	<b>27,767</b>
<b><u>Utilities</u></b>						
Contracts-Solid Waste Services	1,735	1,012	3,197	(2,185)	184.27%	519
Communication - Teleph - Field	8,400	4,900	5,446	(546)	64.83%	1,024
Electricity - General	160,000	93,333	83,695	9,638	52.31%	11,601
Utility - Gas	50,000	29,167	58,939	(29,772)	117.88%	7,082
Utility - Water & Sewer	20,000	11,667	18,014	(6,347)	90.07%	3,044
<b>Total Utilities</b>	<b>240,135</b>	<b>140,079</b>	<b>169,291</b>	<b>(29,212)</b>	<b>70.50%</b>	<b>23,270</b>
<b><u>Parks and Recreation</u></b>						
Payroll-Salaries	120,000	70,000	66,143	3,857	55.12%	13,264
Payroll-Site Manager	75,289	43,919	43,352	567	57.58%	5,791
FICA Taxes	14,584	8,509	7,921	588	54.31%	1,003
Workers' Compensation	8,490	6,367	4,830	1,537	56.89%	-
Unemployment Compensation	200	117	27	90	13.50%	3
Contracts-Pools	45,000	26,250	22,545	3,705	50.10%	3,750
Contracts-Security Alarms	1,000	585	2,467	(1,882)	246.70%	146

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>APR-26 ACTUAL</b>
Contracts-Sheriff	15,000	8,750	4,545	4,205	30.30%	-
Security Monitoring Services	9,000	5,250	2,040	3,210	22.67%	2,040
R&M-Clubhouse	20,000	11,670	16,318	(4,648)	81.59%	2,211
R&M-Parks	5,000	2,917	290	2,627	5.80%	147
R&M-Pools	15,000	8,750	10,980	(2,230)	73.20%	1,763
R&M-Fitness Center	10,000	5,833	5,194	639	51.94%	461
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	2,917	3,327	(410)	66.54%	1,619
Holiday Lighting & Decorations	6,000	3,500	10,334	(6,834)	172.23%	-
Op Supplies - Clubhouse	18,000	10,500	6,429	4,071	35.72%	2,661
<b>Total Parks and Recreation</b>	<b>368,963</b>	<b>217,234</b>	<b>206,742</b>	<b>10,492</b>	<b>56.03%</b>	<b>34,859</b>
<b><u>Reserves</u></b>						
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	18,250	11,750	60.83%	18,250
Reserve - Parks	30,000	30,000	60,841	(30,841)	202.80%	-
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	68,097	(48,097)	340.49%	41,820
<b>Total Reserves</b>	<b>250,000</b>	<b>250,000</b>	<b>322,953</b>	<b>(72,953)</b>	<b>129.18%</b>	<b>60,070</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,883,913</b>	<b>1,256,493</b>	<b>1,131,644</b>	<b>124,849</b>	<b>60.07%</b>	<b>164,351</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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>APR-26 ACTUAL</u>
Excess (deficiency) of revenues						
Over (under) expenditures	-	560,184	684,399	124,215	0.00%	(108,869)
Net change in fund balance	\$ -	\$ 560,184	\$ 684,399	\$ 124,215	0.00%	\$ (108,869)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,025,156</b>	<b>1,025,156</b>	<b>1,025,156</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,025,156</b>	<b>\$ 1,585,340</b>	<b>\$ 1,709,555</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-26 ACTUAL
<b><u>REVENUES</u></b>						
Interest - Investments	\$ 100	\$ 58	\$ -	\$ (58)	0.00%	\$ -
Special Assmnts- Tax Collector	27,949	27,653	27,579	(74)	98.68%	745
Special Assmnts- Discounts	(1,118)	(1,118)	(1,052)	66	94.10%	(1)
Gate Bar Code/Remotes	300	175	376	201	125.33%	-
<b>TOTAL REVENUES</b>	<b>27,231</b>	<b>26,768</b>	<b>26,903</b>	<b>135</b>	<b>98.80%</b>	<b>744</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessment Collection Cost	517	511	531	(20)	102.71%	15
<b>Total Administration</b>	<b>517</b>	<b>511</b>	<b>531</b>	<b>(20)</b>	<b>102.71%</b>	<b>15</b>
<b><u>Gatehouse</u></b>						
Communication - Telephone	600	350	283	67	47.17%	66
Electricity - Gate	550	321	343	(22)	62.36%	47
R&M-Gate	3,064	1,787	3,545	(1,758)	115.70%	340
<b>Total Gatehouse</b>	<b>4,214</b>	<b>2,458</b>	<b>4,171</b>	<b>(1,713)</b>	<b>98.98%</b>	<b>453</b>
<b><u>Reserves</u></b>						
Reserve - Gate	3,500	3,500	-	3,500	0.00%	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-
Reserve - Sidewalks	5,000	5,000	2,785	2,215	55.70%	-
<b>Total Reserves</b>	<b>22,500</b>	<b>22,500</b>	<b>2,785</b>	<b>19,715</b>	<b>12.38%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>27,231</b>	<b>25,469</b>	<b>7,487</b>	<b>17,982</b>	<b>27.49%</b>	<b>468</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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>APR-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	1,299	19,416	18,117	0.00%	276
Net change in fund balance	\$ -	\$ 1,299	\$ 19,416	\$ 18,117	0.00%	\$ 276
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>121,263</b>	<b>121,263</b>	<b>121,263</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 121,263</b>	<b>\$ 122,562</b>	<b>\$ 140,679</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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>APR-26 ACTUAL</u>
<b><u>REVENUES</u></b>						
Interest - Investments	\$ 500	\$ 292	\$ -	\$ (292)	0.00%	\$ -
Special Assmnts- Tax Collector	47,935	47,410	47,300	(110)	98.68%	1,277
Special Assmnts- Discounts	(1,917)	(1,917)	(1,804)	113	94.11%	(1)
Gate Bar Code/Remotes	200	117	165	48	82.50%	-
<b>TOTAL REVENUES</b>	<b>46,718</b>	<b>45,902</b>	<b>45,661</b>	<b>(241)</b>	<b>97.74%</b>	<b>1,276</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessment Collection Cost	917	907	910	(3)	99.24%	26
<b>Total Administration</b>	<b>917</b>	<b>907</b>	<b>910</b>	<b>(3)</b>	<b>99.24%</b>	<b>26</b>
<b><u>Gatehouse</u></b>						
Communication - Telephone	691	403	177	226	25.62%	54
Electricity - Gate	690	403	352	51	51.01%	49
R&M-Gate	2,420	1,412	12,849	(11,437)	530.95%	741
<b>Total Gatehouse</b>	<b>3,801</b>	<b>2,218</b>	<b>13,378</b>	<b>(11,160)</b>	<b>351.96%</b>	<b>844</b>
<b><u>Reserves</u></b>						
Reserve - Gate	4,000	4,000	-	4,000	0.00%	-
Reserve - Roadways	32,000	32,000	-	32,000	0.00%	-
Reserve - Sidewalks	6,000	6,000	12,798	(6,798)	213.30%	-
<b>Total Reserves</b>	<b>42,000</b>	<b>42,000</b>	<b>12,798</b>	<b>29,202</b>	<b>30.47%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>46,718</b>	<b>45,125</b>	<b>27,086</b>	<b>18,039</b>	<b>57.98%</b>	<b>870</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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>APR-26 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	777	18,575	17,798	0.00%	406
Net change in fund balance	\$ -	\$ 777	\$ 18,575	\$ 17,798	0.00%	\$ 406
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>202,225</b>	<b>202,225</b>	<b>202,225</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 202,225</b>	<b>\$ 203,002</b>	<b>\$ 220,800</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>APR-26 ACTUAL</b>
<b><u>REVENUES</u></b>						
Interest - Investments	\$ -	\$ -	\$ 3,665	\$ 3,665	0.00%	\$ 1,225
Special Assmnts- Tax Collector	379,124	374,783	374,098	(685)	98.67%	10,101
Special Assmnts- Discounts	(15,165)	(15,165)	(14,268)	897	94.09%	(8)
<b>TOTAL REVENUES</b>	<b>363,959</b>	<b>359,618</b>	<b>363,495</b>	<b>3,877</b>	<b>99.87%</b>	<b>11,318</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessment Collection Cost	7,582	7,495	7,197	298	94.92%	202
<b>Total Administration</b>	<b>7,582</b>	<b>7,495</b>	<b>7,197</b>	<b>298</b>	<b>94.92%</b>	<b>202</b>
<b><u>Debt Service</u></b>						
Debt Retirement Series A	199,180	-	-	-	0.00%	-
Debt Retirement Series B	111,900	-	-	-	0.00%	-
Interest Expense Series A	32,327	16,164	17,174	(1,010)	53.13%	-
Interest Expense Series B	9,518	4,759	8,274	(3,515)	86.93%	-
<b>Total Debt Service</b>	<b>352,925</b>	<b>20,923</b>	<b>25,448</b>	<b>(4,525)</b>	<b>7.21%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>360,507</b>	<b>28,418</b>	<b>32,645</b>	<b>(4,227)</b>	<b>9.06%</b>	<b>202</b>
Excess (deficiency) of revenues Over (under) expenditures	3,452	331,200	330,850	(350)	9584.30%	11,116
Net change in fund balance	\$ 3,452	\$ 331,200	\$ 330,850	\$ (350)	9584.30%	\$ 11,116
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>100,635</b>	<b>100,635</b>	<b>100,635</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 104,087</b>	<b>\$ 431,835</b>	<b>\$ 431,485</b>			

**LEXINGTON OAKS**

Community Development District

**Supporting Schedules**

**April 30, 2026**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
													Actual Thru 4/30/2026	FY2026 Total	Adopted Budget	% of Budget	
<b>Revenues</b>																	
Interest - Investments	\$ 4,081	\$ 3,815	\$ 8,033	\$ 8,189	\$ 6,215	\$ 6,554	\$ 6,126	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 43,015	\$ 72,178	\$ 70,000	103%
Room Rentals	752	-	1,458	1,998	2,100	800	-	1,667	1,667	1,667	1,667	1,667	1,667	7,109	15,443	20,000	77%
Interest - Tax Collector	-	229	-	1,499	-	-	226	186	186	186	186	186	186	1,954	2,884	2,234	129%
Special Assmnts- Tax Collector	-	308,160	1,355,390	64,958	28,170	15,185	49,171	4,961	15,515	-	-	-	-	1,821,034	1,841,510	1,845,499	100%
Special Assmnts- Discounts	-	(12,639)	(54,128)	(1,911)	(563)	(171)	(41)	-	-	-	-	-	-	(69,454)	(69,453)	(73,820)	94%
Other Miscellaneous Revenues	287	(400)	6,677	-	876	4,945	-	1,666	1,666	1,666	1,666	1,666	1,666	12,385	20,715	20,000	104%
<b>Total Revenues</b>	<b>5,120</b>	<b>299,165</b>	<b>1,317,430</b>	<b>74,733</b>	<b>36,798</b>	<b>27,313</b>	<b>55,482</b>	<b>14,313</b>	<b>24,867</b>	<b>9,352</b>	<b>9,352</b>	<b>9,352</b>	<b>1,816,043</b>	<b>1,883,277</b>	<b>1,883,913</b>	<b>100%</b>	
<b>Expenditures</b>																	
<b>Administrative</b>																	
PIR-Board of Supervisors	2,800	2,000	1,800	1,600	2,000	1,000	3,000	2,000	2,000	2,000	2,000	2,000	2,000	14,200	24,200	24,000	101%
Payroll-Other	755	569	759	755	909	451	590	350	350	350	350	350	350	4,789	6,538	4,200	156%
FICA Taxes	214	153	138	122	153	77	230	180	180	180	180	180	180	1,086	1,987	2,157	92%
Unemployment Compensation	3	2	2	2	2	1	3	3	3	3	3	3	3	14	30	30	100%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	4,500	-	-	-	-	-	-	4,500	4,500	1,700	265%
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	83	83	83	83	83	83	-	415	1,000	42%
ProfServ-Engineering	-	1,680	4,575	1,830	1,410	1,125	2,370	1,667	1,667	1,667	1,667	1,667	12,990	21,325	20,000	107%	
ProfServ-Legal Services	-	1,530	1,438	1,352	-	3,818	1,060	2,500	2,500	2,500	2,500	2,500	9,197	21,698	30,000	72%	
ProfServ-Mgmt Consulting	5,274	5,274	5,274	5,274	5,274	(1,592)	1,841	5,431	5,431	5,431	5,431	5,431	26,616	53,774	65,180	83%	
ProfServ-Property Appraiser	-	-	-	-	-	150	-	-	-	-	-	-	-	150	150	150	100%
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	-	-	-	-	-	-	1,599	167	167	167	167	167	167	1,599	2,434	2,000	122%
Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contract-Website Hosting	-	-	-	-	-	-	-	129	129	129	129	129	129	-	645	1,553	42%
Website Compliance	-	-	-	-	-	-	-	127	127	127	127	127	127	-	635	1,520	42%
Postage and Freight	98	86	44	134	85	94	30	66	66	66	66	66	66	570	901	800	113%
Insurance - General Liability	17,183	-	-	-	-	-	-	-	-	-	-	-	-	17,183	17,183	17,607	98%
Printing and Binding	-	-	-	-	-	-	-	66	66	66	66	66	66	-	330	800	41%
Legal Advertising	92	-	-	-	-	-	-	167	167	167	167	167	167	92	927	2,000	46%
Misc-Bank Charges	134	154	149	150	131	129	129	92	92	92	92	92	92	975	1,436	1,100	131%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Misc-Assessment Collection Cost	-	5,910	26,025	1,261	552	300	983	356	199	-	-	-	-	35,032	35,586	36,910	96%
Misc-County Tax Bill	-	5,152	-	-	-	-	-	-	-	-	-	-	-	5,152	5,152	4,267	121%
Office Supplies	-	-	-	-	-	-	-	21	21	21	21	21	21	-	105	250	42%
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
<b>Total Administrative</b>	<b>33,467</b>	<b>35,995</b>	<b>40,204</b>	<b>12,480</b>	<b>10,516</b>	<b>5,553</b>	<b>16,335</b>	<b>13,405</b>	<b>13,248</b>	<b>13,049</b>	<b>13,049</b>	<b>13,049</b>	<b>154,544</b>	<b>220,350</b>	<b>247,532</b>	<b>89%</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
													Actual Thru 4/30/2026	FY2026 Total	Adopted Budget	% of Budget	
<b><u>Flood Control/Stormwater Mgmt</u></b>																	
Contracts-Lake and Wetland	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	14,350	24,600	24,600	100%
R&M-Lake	-	-	-	-	-	-	-	250	250	250	250	250	250	-	1,250	3,000	42%
R&M-Mitigation	-	-	-	-	-	-	-	208	208	208	208	208	208	-	1,040	2,500	42%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>2,050</b>	<b>2,050</b>	<b>2,050</b>	<b>2,050</b>	<b>2,050</b>	<b>2,050</b>	<b>2,050</b>	<b>2,508</b>	<b>2,508</b>	<b>2,508</b>	<b>2,508</b>	<b>2,508</b>	<b>2,508</b>	<b>14,350</b>	<b>26,890</b>	<b>30,100</b>	<b>89%</b>
<b><u>Field</u></b>																	
Contracts-Landscape	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	119,567	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	14,742	25,272	25,272	100%
Insurance - Property	31,060	-	-	-	-	-	-	-	-	-	-	-	-	31,060	31,060	33,647	92%
R&M-Entry Feature	-	-	-	1,615	-	646	3,418	667	667	667	667	667	667	5,679	9,014	8,000	113%
R&M-Irrigation	1,480	6,714	14,004	2,638	429	8,094	5,162	2,500	2,500	2,500	2,500	2,500	2,500	38,521	51,021	30,000	170%
R&M-Mulch	-	23,100	(308)	-	-	-	-	1,837	1,837	1,837	1,837	1,837	1,837	22,792	31,977	22,040	145%
R&M-Plant Replacement	-	3,062	-	-	-	2,656	-	5,000	5,000	5,000	5,000	5,000	5,000	5,717	30,718	60,000	51%
R&M-Sidewalk Cleaning	-	-	-	-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	-	5,000	12,000	42%
R&M-Annuals	-	-	11,150	-	4,990	-	-	2,188	2,188	2,188	2,188	2,188	2,188	16,140	27,080	26,250	103%
R&M-Tree Replacement	-	-	-	-	-	-	-	833	833	833	833	833	833	-	4,165	10,000	42%
R&M-Tree Removal	-	-	1,400	6,500	1,600	-	-	5,417	5,417	5,417	5,417	5,417	5,417	9,500	36,585	65,000	56%
Misc-Contingency	-	-	-	-	46	-	-	12,500	12,500	12,500	12,500	12,500	12,500	46	62,546	150,000	42%
Capital Improvements	-	-	-	-	-	-	-	8,333	8,333	8,333	8,333	8,333	8,333	-	41,665	100,000	42%
<b>Total Field</b>	<b>51,727</b>	<b>52,063</b>	<b>45,433</b>	<b>29,940</b>	<b>26,252</b>	<b>30,583</b>	<b>27,767</b>	<b>59,462</b>	<b>59,462</b>	<b>59,462</b>	<b>59,462</b>	<b>59,462</b>	<b>263,764</b>	<b>561,075</b>	<b>747,183</b>	<b>75%</b>	
<b><u>Utilities</u></b>																	
Contracts-Solid Waste Services	408	406	470	466	459	468	519	145	145	145	145	145	145	3,197	3,921	1,735	226%
Communication - Teleph - Field	750	330	920	725	923	773	1,024	700	700	700	700	700	700	5,446	8,945	8,400	106%
Electricity - General	12,430	12,117	11,754	11,989	11,924	11,879	11,601	13,333	13,333	13,333	13,333	13,333	13,333	83,695	150,359	160,000	94%
Utility - Gas	123	1,312	8,179	11,523	15,033	15,685	7,082	4,167	4,167	4,167	4,167	4,167	4,167	58,939	79,772	50,000	160%
Utility - Water & Sewer	4,117	4,511	40	1,983	1,974	2,346	3,044	1,667	1,667	1,667	1,667	1,667	1,667	18,014	26,350	20,000	132%
<b>Total Utilities</b>	<b>17,828</b>	<b>18,676</b>	<b>21,363</b>	<b>26,686</b>	<b>30,313</b>	<b>31,151</b>	<b>23,270</b>	<b>20,012</b>	<b>20,012</b>	<b>20,012</b>	<b>20,012</b>	<b>20,012</b>	<b>169,291</b>	<b>269,347</b>	<b>240,135</b>	<b>112%</b>	
<b><u>Parks and Recreation</u></b>																	
Payroll-Salaries	12,605	8,526	8,223	8,618	7,579	7,328	13,264	10,000	10,000	10,000	10,000	10,000	10,000	66,143	116,143	120,000	97%
Payroll-Site Manager	8,603	5,791	5,791	5,791	5,791	5,791	5,791	6,274	6,274	6,274	6,274	6,274	6,274	43,352	74,719	75,289	99%
FICA Taxes	1,622	1,095	1,072	1,102	1,023	1,004	1,003	1,215	1,215	1,215	1,215	1,215	1,215	7,921	13,996	14,584	96%
Workers' Compensation	4,395	-	-	-	435	-	-	-	2,123	-	-	-	-	4,830	6,953	8,490	82%
Unemployment Compensation	-	-	-	14	7	3	3	17	17	17	17	17	17	27	112	200	56%
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	22,545	41,295	45,000	92%
Contracts-Security Alarms	69	-	1,429	749	73	-	146	83	83	83	83	83	83	2,467	2,881	1,000	288%
Contracts-Sheriff	-	-	1,200	1,665	-	1,680	-	1,250	1,250	1,250	1,250	1,250	1,250	4,545	10,795	15,000	72%
Security Monitoring Services	-	-	-	-	-	-	2,040	750	750	750	750	750	750	2,040	5,790	9,000	64%

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL			
													Actual Thru 4/30/2026	FY2026 Total	Adopted Budget	% of Budget
R&M-Clubhouse	3,813	-	5,297	4,141	285	570	2,211	1,666	1,666	1,666	1,666	1,666	16,318	24,647	20,000	123%
R&M-Parks	126	-	17	-	-	-	147	417	417	417	417	417	290	2,375	5,000	48%
R&M-Pools	4,672	-	715	-	2,210	1,620	1,763	1,250	1,250	1,250	1,250	1,250	10,980	17,230	15,000	115%
R&M-Fitness Center	628	765	839	547	927	1,027	461	833	833	833	833	833	5,194	9,359	10,000	94%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	0%
Security Enhancements	-	1,708	-	-	-	-	1,619	417	417	417	417	417	3,327	5,412	5,000	108%
Holiday Lighting & Decorations	5,167	-	5,167	-	-	-	-	500	500	500	500	500	10,334	12,834	6,000	214%
Op Supplies - Clubhouse	1,439	-	210	1,853	265	-	2,661	1,500	1,500	1,500	1,500	1,500	6,429	13,928	18,000	77%
<b>Total Parks and Recreation</b>	<b>43,139</b>	<b>21,635</b>	<b>33,710</b>	<b>28,275</b>	<b>22,345</b>	<b>22,773</b>	<b>34,859</b>	<b>29,922</b>	<b>32,045</b>	<b>29,922</b>	<b>29,922</b>	<b>29,922</b>	<b>206,742</b>	<b>358,469</b>	<b>368,963</b>	<b>97%</b>
<b>Total Expenditures</b>	<b>148,211</b>	<b>130,419</b>	<b>142,760</b>	<b>99,431</b>	<b>91,476</b>	<b>92,110</b>	<b>104,281</b>	<b>125,309</b>	<b>127,275</b>	<b>124,953</b>	<b>124,953</b>	<b>124,953</b>	<b>808,691</b>	<b>1,436,131</b>	<b>1,633,913</b>	<b>88%</b>
<b>Reserves</b>																
R&M-Boundary Walls/Fences/Monuments	67,592	-	1,023	-	-	-	-	-	-	-	-	-	68,615	68,615	20,000	343%
Reserve - Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Reserve - Fitness Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Reserve - Landscaping	-	-	-	-	-	-	18,250	-	-	-	-	-	18,250	18,250	30,000	61%
Reserve - Parks	-	-	23,985	3,651	20,387	12,818	-	-	-	-	-	-	60,841	60,841	30,000	203%
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	-	41,820	-	-	-	-	-	68,097	68,097	20,000	340%
<b>Total Reserves</b>	<b>67,592</b>	<b>49,000</b>	<b>46,935</b>	<b>61,801</b>	<b>24,737</b>	<b>12,818</b>	<b>60,070</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>322,953</b>	<b>322,953</b>	<b>250,000</b>	<b>129%</b>
<b>Total Expenditures &amp; Reserves</b>	<b>215,803</b>	<b>179,419</b>	<b>189,695</b>	<b>161,232</b>	<b>116,213</b>	<b>104,928</b>	<b>164,351</b>	<b>125,309</b>	<b>127,275</b>	<b>124,953</b>	<b>124,953</b>	<b>124,953</b>	<b>1,131,644</b>	<b>1,759,084</b>	<b>1,883,913</b>	<b>93%</b>
Excess (deficiency) of revenues Over (under) expenditures	\$ (210,683)	\$ 119,746	\$ 1,127,735	\$ (86,499)	\$ (79,415)	\$ (77,615)	\$ (108,869)	\$ (110,996)	\$ (102,408)	\$ (115,601)	\$ (115,601)	\$ (115,601)	684,399	124,193	-	0%
<b>Fund Balance, Beginning (Oct 1, 2025)</b>													<b>1,025,156</b>	<b>1,025,156</b>	<b>1,025,156</b>	
<b>Fund Balance, Ending</b>													<b>\$ 1,709,555</b>	<b>\$ 1,149,349</b>	<b>\$ 1,025,156</b>	

**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
03/12/26	\$ 18,341	\$ 213	\$ 374	\$ 18,929	\$ 15,185	\$ 230	\$ 394	\$ 2,044	\$ 1,075
04/09/26	60,018	51	1,225	\$ 61,295	49,171	745	1,277	\$ 6,619	\$ 3,482
<b>TOTAL</b>	<b>\$ 2,139,763</b>	<b>\$ 86,578</b>	<b>\$ 43,669</b>	<b>\$ 2,270,010</b>	<b>\$ 1,821,034</b>	<b>\$ 27,578</b>	<b>\$ 47,300</b>	<b>\$ 245,142</b>	<b>\$ 128,956</b>
<b>% COLLECTED</b>				98.67%	98.67%	98.67%	98.67%	98.67%	98.67%
<b>TOTAL OUTSTANDING</b>				<b>\$ 30,496</b>	<b>\$ 24,465</b>	<b>\$ 371</b>	<b>\$ 635</b>	<b>\$ 3,293</b>	<b>\$ 1,732</b>

**Cash and Investment Report**  
*April 30, 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%	\$ 1,407
Government Interest Checking	Valley National Bank	0201	n/a	3.56%	\$ 1,947,735
<b>Subtotal</b>					<u>\$ 1,949,142</u>
Public Funds Money Market Account	BankUnited	8441	n/a	3.40%	\$ 144,577
<b>GF Subtotal</b>					<u>\$ 2,093,719</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 A	US Bank	8003	n/a	3.50%	186
Series 2021 Prepayment Fund B	US Bank	6003	n/a	3.50%	91
Series 2021 Reserve Fund A	US Bank	8005	n/a	3.50%	23,167
Series 2021 Reserve Fund B	US Bank	6005	n/a	3.50%	12,194
Series 2021 Revenue Fund A	US Bank	8000	n/a	3.50%	253,866
Series 2021 Revenue Fund B	US Bank	6000	n/a	3.50%	128,168
<b>Subtotal</b>					<u>\$ 417,672</u>
<b>Grand Total</b>					<u><u>\$ 2,511,391</u></u>

# Bank Account Statement

Lexington Oaks CDD

**Bank Account No.** 0201  
**Statement No.** 04-26

**Statement Date** 04/30/2026

<b>G/L Account No. 101002 Balance</b>	1,947,735.42	<b>Statement Balance</b>	1,977,697.25
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	1,977,697.25
<b>Subtotal</b>	1,947,735.42	<b>Outstanding Checks</b>	-29,961.83
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,947,735.42
<b>Ending G/L Balance</b>	1,947,735.42		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
03/12/2026	Payment	100284	CLEARVUE ENVIRONMENTAL LLC	Inv: 1154			-2,050.00
03/20/2026	Payment	9906	DOMINGA PONCE	Check for Vendor V01073			-300.00
03/20/2026	Payment	9907	JOSE JIMENEZ	Check for Vendor V00779			-300.00
04/29/2026	Payment	9910	ACCURATE ELECTRONICS, INC.	Check for Vendor V00005			-340.00
04/29/2026	Payment	9911	BRENNICK BROTHERS, INC	Check for Vendor V00358			-362.25
04/29/2026	Payment	100312	BRLETIC DVORAK, INC	Inv: 2384			-2,370.00
04/29/2026	Payment	100313	LLS TAX SOLUTIONS	Inv: 004087, Inv: 004088			-4,500.00
04/29/2026	Payment	100315	YELLOWSTONE LANDSCAPE	Inv: 1149328			-17,081.00
04/29/2026	Payment	100316	STRALEY ROBIN VERICKER	Inv: 28157			-1,059.50
04/30/2026	Payment	100321	INNERSYNC STUDIO, LTD	Inv: INV-SN-1400			-1,599.08
<b>Total Outstanding Checks</b>							<b>-29,961.83</b>



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

Last Statement:  
Statement Ending:  
Page:

March 31, 2026  
April 30, 2026  
1 of 6



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

Email: [contactus@valley.com](mailto:contactus@valley.com)  
Visit Us Online: [www.valley.com](http://www.valley.com)  
Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### GOVERNMENT CHECKING - XXXXXX0201

SUMMARY FOR THE PERIOD: 04/01/26 - 04/30/26

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$1,957,797.52		\$161,865.42		\$141,965.69		\$1,977,697.25

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,957,797.52
04/02	ACH DEBIT ADP Tax ADP Tax 260402 RWF7W 040307A01	-\$1,519.02		\$1,956,278.50
04/02	ACH DEBIT ADP WAGE PAY WAGE PAY 260402 663071226123F7W	-\$5,536.54		\$1,950,741.96
04/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100296*2604 02*FEDEX\205818016 \165220453\2058180 16	-\$24.49		\$1,950,717.47
04/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100298*2604 02*FITNESS LOGIC\2 05818005\165186177 \205818005	-\$145.00		\$1,950,572.47
04/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100303*2604 02*COOPER POOLS IN C\205818018\165220 454\205818018	-\$250.00		\$1,950,322.47
04/03	ACH DEBIT ADP Tax ADP Tax 260403 RWF7W 040308A02	-\$359.15		\$1,949,963.32
04/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100300*2604 02*BRENNICK BROTHE RS INC\205817974\1 65220449\205817974	-\$600.30		\$1,949,363.02
04/03	ACH DEBIT	-\$1,795.85		\$1,947,567.17





Account Number:  
Statement Date:  
Page :

XXXXXX0201  
04/30/2026  
2 of 6

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	ADP WAGE PAY WAGE PAY 260403 300077805373F7W			
04/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100299*2604 02*INFRAMARK LLC\2 05817975\165186169 \205817975	-\$3,681.40		\$1,943,885.77
04/08	CHECK 100295	-\$3,818.10		\$1,940,067.67
04/09	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260408 -003		\$225.91	\$1,940,293.58
04/09	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260408 -002		\$21,130.67	\$1,961,424.25
04/09	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260408 -001		\$38,887.62	\$2,000,311.87
04/10	ACH DEBIT WREC ELECTRIC 260410 0001265883	-\$47.23		\$2,000,264.64
04/10	ACH DEBIT WREC ELECTRIC 260410 0001265871	-\$49.04		\$2,000,215.60
04/10	ACH DEBIT WREC ELECTRIC 260410 0001265888	-\$113.62		\$2,000,101.98
04/10	ACH DEBIT WREC ELECTRIC 260410 0001265889	-\$43.75		\$2,000,058.23
04/10	ACH DEBIT WREC ELECTRIC 260410 0001265890	-\$222.01		\$1,999,836.22
04/10	ACH DEBIT ADP PAYROLL FEES ADP FEES 260410 487580973852	-\$394.51		\$1,999,441.71
04/10	ACH DEBIT WREC ELECTRIC 260410 0001265863	-\$11,222.10		\$1,988,219.61
04/10	CHECK 100302	-\$1,263.00		\$1,986,956.61
04/13	ACH DEBIT SPECTRUM SPECTRUM 260413	-\$145.35		\$1,986,811.26
04/13	CHECK 100297	-\$301.75		\$1,986,509.51
04/13	CHECK 9908	-\$646.47		\$1,985,863.04
04/13	CHECK 100301	-\$3,597.75		\$1,982,265.29
04/15	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260415	-\$53.90		\$1,982,211.39
04/15	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260415	-\$60.07		\$1,982,151.32
04/15	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260415	-\$362.41		\$1,981,788.91
04/15	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100307*2604 14*FITNESS LOGIC\2 06902347\166463567 \206902347	-\$579.99		\$1,981,208.92
04/15	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100308*2604 14*INFRAMARK LLC\2 06902341\166463564 \206902341	-\$1,840.70		\$1,979,368.22
04/15	ACH DEBIT	-\$2,621.78		\$1,976,746.44





Account Number:  
Statement Date:  
Page :

XXXXXX0201  
04/30/2026  
3 of 6

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	PASCOBCCUTENT UTILITYPMT 260415			
04/15	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100305*2604 14*COOPER POOLS IN C\206902346\166508 082\206902346	-\$4,549.36		\$1,972,197.08
04/15	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100304*2604 14*BALLENGER LANDC ARE INC\206902342\ 166463565\20690234	-\$5,070.62		\$1,967,126.46
04/16	ACH DEBIT ADP Tax ADP Tax 260416 RWF7W 041708A01	-\$1,489.05		\$1,965,637.41
04/16	ACH DEBIT ADP WAGE PAY WAGE PAY 260416 255082931333F7W	-\$5,566.35		\$1,960,071.06
04/17	ACH DEBIT SPECTRUM SPECTRUM 260417	-\$66.39		\$1,960,004.67
04/21	ACH DEBIT ADP Tax ADP Tax 260421 RWF7W 042109A01	-\$194.00		\$1,959,810.67
04/21	ACH DEBIT ADP WAGE PAY WAGE PAY 260421 939440406664F7W	-\$883.50		\$1,958,927.17
04/21	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 260420 80000104024	-\$10,406.04		\$1,948,521.13
04/21	CHECK 100311	-\$41,820.00		\$1,906,701.13
04/22	ACH DEBIT SPECTRUM SPECTRUM 260422	-\$54.24		\$1,906,646.89
04/22	ACH DEBIT FLA DEPT REVENUE C01 260422 270854616	-\$31.76		\$1,906,615.13
04/22	CHECK 100310	-\$2,050.00		\$1,904,565.13
04/23	ACH DEBIT WASTE CONNECTION WEB_PAY 260423	-\$519.21		\$1,904,045.92
04/24	ACH DEBIT ADP PAYROLL FEES ADP FEES 260424 764102305835	-\$195.25		\$1,903,850.67
04/24	ACH DEBIT TECO/PEOPLE GAS UTILITYBIL 260424	-\$2,148.15		\$1,901,702.52
04/24	CHECK 100309	-\$2,655.50		\$1,899,047.02
04/27	WIRE IN 202604270021925 LEXINGTON OAKS COM MUNITY DEV DIST		\$96,000.00	\$1,995,047.02
04/27	ACH DEBIT SPECTRUM SPECTRUM 260427	-\$447.68		\$1,994,599.34
04/27	CHECK 100306	-\$960.00		\$1,993,639.34
04/29	ACH DEBIT SPECTRUM SPECTRUM 260429	-\$115.35		\$1,993,523.99
04/29	ACH DEBIT SPARK ENERGY LLC BILLPAYMNT 260429	-\$4,934.03		\$1,988,589.96
04/30	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100314*2604 29*INFRAMARK LLC\2 08351057\168182732 \208351057	-\$14.80		\$1,988,575.16





Account Number:  
Statement Date:  
Page :

XXXXXX0201  
04/30/2026  
4 of 6

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
04/30	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100317*2604 29*FEDEX\208351047 \168226526\2083510 47	-\$15.11		\$1,988,560.05
04/30	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100318*2604 29*ADVANCED ENERGY SOLUTIONS\2083510 34\168182727\20835	-\$822.64		\$1,987,737.41
04/30	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100320*2604 29*COOPER POOLS IN C\208351078\168226 528\208351078	-\$1,338.63		\$1,986,398.78
04/30	ACH DEBIT ADP Tax ADP Tax 260430 RWF7W 050109A01	-\$1,492.89		\$1,984,905.89
04/30	ACH DEBIT ADP WAGE PAY WAGE PAY 260430 745079109801F7W	-\$5,561.84		\$1,979,344.05
04/30	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100319*2604 29*BALLENGER LANDC ARE INC\208351039\ 168182730\20835103	-\$7,268.02		\$1,972,076.03
04/30	INTEREST CREDIT		\$5,621.22	\$1,977,697.25
<b>Ending Balance</b>				<b>\$1,977,697.25</b>

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
04/13	9908	\$646.47	04/27	100306*	\$960.00
04/08	100295*	\$3,818.10	04/24	100309*	\$2,655.50
04/13	100297*	\$301.75	04/22	100310	\$2,050.00
04/13	100301*	\$3,597.75	04/21	100311	\$41,820.00
04/10	100302	\$1,263.00			

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$1,954,045.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$25,046.73	Interest Paid	\$5,621.22



OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00
<b>Total Return Fees</b>	\$0.00	\$0.00



**Withlacoochee River Electric Cooperative (WREC)**

Account no.	Meter no.	Member ID No.	Notes	Description/Address	Oct-25 9/23-10/23	Nov-25 10/23-11/21	Dec-25 11/21-12/20	Jan-26 12/20-1/23	Feb-26 1/23-2/24	Mar-26 2/24-3/23	Apr-26 3/23-4/25	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	\$ 8,579.66	\$ 8,619.59	\$ 60,145.58
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	1,205.95	1,253.72	\$ 9,055.27
1265877	21396593	0158 737 016	Saratoga	War Admiral Dr N Entr	42.64	42.48	42.70	42.80	42.80	42.38	42.52	298.32
1265878	9346202	0158 737 017	Northampton	Spectacular Bid Dr N Entr	45.55	44.91	49.24	44.49	42.28	41.32	41.24	309.03
1265879	21396806	0158 737 018	Remington	Lexington Oaks Blvd Ent 33	48.45	48.08	49.98	49.56	49.14	48.29	49.39	342.89
1265880	23419059	0158 737 019	Pimlico	Gato Del Sol Ent-Gt	50.39	49.46	50.72	50.82	49.98	48.81	49.93	350.11
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	43.18	41.64	42.17	42.17	41.85	41.64	41.56	294.21
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	43.29	43.13	44.71	45.87	43.54	43.33	43.81	307.68
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	44.14	43.65	44.39	44.39	44.29	44.17	44.78	309.81
1265887	50187642	0158 737 026	Pool Heating	26304 Lexington Oaks Blvd	281.80	296.83	337.68	338.10	317.63	276.24	274.68	2,122.96
1265864	93039900	0158 737 002	DelMar	Affirmed Dr Ent 2	48.98	48.08	62.53	62.75	48.92	47.88	48.21	367.35
1265865	93039921	0158 737 003	Fairmount	Sea Hero Cir Ent 3	42.75	42.70	43.23	43.00	42.80	42.48	42.52	299.48
1265866	93039856	0158 737 004	Arlington	Seattle Slew Dr Ent 4	42.21	42.17	42.48	42.59	42.38	42.07	41.99	295.89
1265867	93039901	0158 737 005	Belmount	5439 Bold Venture Pl Ent 6	42.75	42.70	44.06	43.00	42.80	42.38	42.42	300.11
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.79	44.91	45.65	45.65	45.23	43.54	43.38	313.15
1265863	93040870	0158 737 001	Front Entrance	Lexington Oaks Blvd Sgn&Lt	599.60	593.81	638.55	613.96	599.40	589.16	588.62	4,223.10
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.07	42.90	43.33	43.44	43.33	42.80	43.06	301.93
<b>Subtotal</b>					\$ 11,420.49	\$ 11,194.36	\$ 11,445.89	\$ 11,484.93	\$ 11,557.68	\$ 11,222.10	\$ 11,311.42	\$ 79,636.87
1265888	40535597	0158 737 027	Fountain	26304 Lexington Oaks Blvd Fount	\$ 329.58	\$ 301.89	\$ 334.93	\$ 148.87	\$ 58.31	\$ 113.62	\$ 313.32	\$ 1,600.52
1265889	92695823	0158 737 028	Tennis Crts	War Admiral Dr Tn Cts	44.03	43.75	44.29	44.29	44.17	43.75	44.03	\$ 308.31
1265890	40534631	0158 737 029	Fitness Center	26304 Lexington Oaks Blvd	322.58	213.87	208.60	201.64	219.26	222.01	276.83	\$ 1,664.79
<b>Total 001-543006-53903</b>					\$ 12,116.68	\$ 11,753.87	\$ 12,033.71	\$ 11,879.73	\$ 11,879.42	\$ 11,601.48	\$ 11,945.60	\$ 83,210.49

**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	2/24-3/23	3/23-4/25	Total
1265883	33120623	0158 737 022	Hawthorne Entr	Spectacular Bid Dr Entry	\$ 49.09	\$ 48.40	\$ 50.19	\$ 49.66	\$ 47.88	\$ 47.23	\$ 48.53	\$ 340.98

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	2/24-3/23	3/23-4/25	Total
1265871	93039864	0158 737 010	Preakness Entr	Silver Charm Ter Ent #7	\$ 50.39	\$ 49.56	\$ 51.14	\$ 50.40	\$ 50.08	\$ 49.04	\$ 48.96	\$ 349.57

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	3/8-4/7	4/8-5/7	Total
820984375-00001	813-597-1288 / 813-486-3333	John Adams	John Adams	\$ 80.14	\$ 80.14	\$ 85.13	\$ 80.13	\$ 80.13			\$ 405.67

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	3/10-4/9	4/10-5/9	Total
8337 13 001 1295609				26304 Lexington Oaks Blvd Office/Fitness	\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	115.35	115.35	115.35	\$ 786.05

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	3/01-3/29	3/30-4/29	Total
8337 13 001 1294156				5844 War Admiral Dr, Apt Camera	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	150.09	150.09	150.09	\$ 1,010.27

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	3/6-4/5	4/6-5/5	Total
8337 13 001 1294172 001-541005-53903				Comm Fitness - TV/Internet/Voice	\$ 419.97	419.97	419.97	419.97	447.74	447.74	447.68	\$ 3,023.04

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	3/23-4/22	4/23-5/22	Total
8337 13 001 1307180 001-541005-53903				26723 Lexington Oaks Blvd	\$ 140.00	-	-	140.00	145.35	145.35		\$ 570.70
<b>Subtotal</b>					<b>\$ 890.11</b>	<b>\$ 750.11</b>	<b>\$ 755.10</b>	<b>\$ 890.10</b>	<b>\$ 938.66</b>	<b>\$ 858.53</b>	<b>\$ 713.12</b>	<b>\$ 5,795.73</b>

**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	2/28-3/27	3/28-4/27	Total
8337 13 01 1294149 002-541003-53904				5442 Spectacular Bid Dr, GTHS	\$ 50.00	\$ 50.00	50.00	50.00	50.00	66.39	66.39	\$ 382.78

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	3/8-4/7	4/8-5/7	Total
8337 13 001 1684133 003-541003-53904				5443 Silver Charm Ter GTHS	\$ (91.81)	(51.81)	(11.81)	28.19	40.00	54.28	54.24	\$ 21.28

**Pasco County Utilities Service**

Account no.	Meter no.	Description	Description/Address	9/14-10/14	10/15-11/15	11/15-12/16	12/16-1/15	1/15-2/14	2/14-3/16	3/16-4/15	Total
0408090	13403643	0408090	0 War Admiral Dr	\$ 83.31	\$ 39.25	\$ 39.25	\$ 67.01	\$ 46.19	\$ 60.07		\$ 335.08
0408095	12560928	0408095	5801 War Admiral	2,088.71	293.01	293.01	317.30	299.95	362.41		3,654.39
0402235	09062139	0402235	26304 Lexington Oaks Blvd	709.36	1,255.70	1,595.06	1,566.78	1,909.70	2,621.78		9,658.38

**Pasco County Utilities Service**

Account no.	Meter no.	Description	Description/Address	9/16-10/16	10/17-11/15	11/15-12/16	12/16-1/15	1/15-2/14	2/14-3/16	3/16-4/15	Total
0010320	08404808	0010320	26304 Lexington Oaks Blvd	\$ 41.16	39.69	15.68	62.23	36.75	53.90		249.41
<b>Total 001-543021-53903</b>				<b>\$ 2,922.54</b>	<b>\$ 1,627.65</b>	<b>\$ 1,943.00</b>	<b>\$ 2,013.32</b>	<b>\$ 2,292.59</b>	<b>\$ 3,098.16</b>	<b>\$ -</b>	<b>\$ 13,897.26</b>

**TECO People Gas**

Account no.	Meter no.	Member ID No.	Description	Description/Address	9/27-10/30	10/31-11/27	11/28-12/30	12/31-1/29	1/30-2/28	2/29-3/26	3/29-4/29	Total
211008968748 001-543019-53903	ANX03059	211008968748		26304 Lexington Oaks Blvd Customer Svc 813-228-1010	\$ 504.28	\$ 2,617.44	\$ 3,543.02	\$ 3,690.91	\$ 3,424.23	\$ 2,148.15	\$ 1,921.53	\$ 17,849.56

**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	2/28-3/30	3/26-4/27	Total
5100996699 001-543019-53903		26304 Lexington Oaks Blvd Customer Svc 888-425-9140	\$ 808.21	\$ 5,561.17	\$ 8,139.95	\$ 11,342.29	\$ 12,261.25	\$ 4,934.03		\$ 43,046.90
<b>Total</b>			<b>\$ 1,312.49</b>	<b>\$ 8,178.61</b>	<b>\$ 11,682.97</b>	<b>\$ 15,033.20</b>	<b>\$ 15,685.48</b>	<b>\$ 7,082.18</b>	<b>\$ 1,921.53</b>	<b>\$ 60,896.46</b>

**Check Register Summary**

DATE	CHECK NUMBERS	AMOUNT
4/01/26 - 4/30/26	9910 - 9911 100295 - 100321 300263 - 300281	\$150,864
TOTAL		\$150,864

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100295</b>								
001	04/02/26	STRALEY ROBIN VERICKER	28117	Legal Service Through 2/23/26	ProfServ-Legal Services	531023-51401	\$3,818.10	
							<b>Check Total</b>	<u>\$3,818.10</u>
<b>CHECK # 100296</b>								
001	04/02/26	FEDEX	9-216-14578	FEDEX CHARGES	Postage and Freight	541006-51301	\$24.49	
							<b>Check Total</b>	<u>\$24.49</u>
<b>CHECK # 100297</b>								
001	04/02/26	TIM HAWK	#200773895	AC Surge Protector on Disconnect Box	R&M-Fitness Center	546137-57201	\$301.75	
							<b>Check Total</b>	<u>\$301.75</u>
<b>CHECK # 100298</b>								
001	04/02/26	FITNESS LOGIC	129026	3/18/26 MONTHLY MAINT & CLEANING OF EQUIPMENT	R&M-Fitness Center	546137-57201	\$145.00	
							<b>Check Total</b>	<u>\$145.00</u>
<b>CHECK # 100299</b>								
001	04/02/26	INFRAMARK LLC	175209	Management Contract FEB26	ProfServ-Mgmt Consulting	531027-51201	\$1,840.70	
001	04/02/26	INFRAMARK LLC	175208	Management Contract Mar26	ProfServ-Mgmt Consulting	531027-51201	\$1,840.70	
							<b>Check Total</b>	<u>\$3,681.40</u>
<b>CHECK # 100300</b>								
001	04/02/26	BRENNICK BROTHERS, INC	26-1371	Service Call - Pool Heater Ignitors	R&M-Pools	546074-57201	\$600.30	
							<b>Check Total</b>	<u>\$600.30</u>
<b>CHECK # 100301</b>								
001	04/02/26	SUPERIOR SEALERS LLC	INV-123	Final 15% of Remaining Balance	Reserve - Parks	568120-58100	\$3,597.75	
							<b>Check Total</b>	<u>\$3,597.75</u>
<b>CHECK # 100302</b>								
001	04/02/26	SITEX AQUATICS, LLC	10867-B	Fountain Repairs 1.5HP-C3 Maint Kit	R&M-Entry Feature	546021-53901	\$1,263.00	
							<b>Check Total</b>	<u>\$1,263.00</u>
<b>CHECK # 100303</b>								
001	04/02/26	COOPER POOLS INC	1386	Biohazard Cleanup	R&M-Pools	546074-57201	\$250.00	
							<b>Check Total</b>	<u>\$250.00</u>
<b>CHECK # 100304</b>								
001	04/14/26	BALLENGER LANDCARE, INC	773	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$3,966.44	
001	04/14/26	BALLENGER LANDCARE, INC	722	Pasco County Work Order	R&M-Irrigation	546041-53901	\$1,104.18	
							<b>Check Total</b>	<u>\$5,070.62</u>

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 100305</b>							
001	04/14/26	COOPER POOLS INC	2026-1269	Pool service MAR 2026	Contracts-Pools	534078-57201	\$3,750.00
001	04/14/26	COOPER POOLS INC	2026-1269	Pool service MAR 2026	R&M-Pools	546074-57201	\$30.00
001	04/14/26	COOPER POOLS INC	1414	Stenner 45M5 Single Head Pump	R&M-Pools	546074-57201	\$769.36
<b>Check Total</b>							<b>\$4,549.36</b>
<b>CHECK # 100306</b>							
001	04/14/26	PASCO SHERIFF'S OFFICE	I-20263-12571	Security 3/25,27,28,30/26	Contracts-Sheriff	534100-57201	\$960.00
<b>Check Total</b>							<b>\$960.00</b>
<b>CHECK # 100307</b>							
001	04/14/26	FITNESS LOGIC	129088	Lower Right Cover for Precor FTS	R&M-Fitness Center	546137-57201	\$579.99
<b>Check Total</b>							<b>\$579.99</b>
<b>CHECK # 100308</b>							
001	04/14/26	INFRAMARK LLC	175377	Management Contract APR26	ProfServ-Mgmt Consulting	531027-51201	\$1,840.70
<b>Check Total</b>							<b>\$1,840.70</b>
<b>CHECK # 100309</b>							
001	04/14/26	YELLOWSTONE LANDSCAPE	1138912	Landscape Enhancement	R&M-Plant Replacement	546071-53901	\$2,655.50
<b>Check Total</b>							<b>\$2,655.50</b>
<b>CHECK # 100310</b>							
001	04/14/26	CLEARVUE ENVIRONMENTAL LLC	1183	Lake and Pond Services APR26	Contracts-Lake and Wetland	534021-53801	\$2,050.00
<b>Check Total</b>							<b>\$2,050.00</b>
<b>CHECK # 100311</b>							
001	04/14/26	PRECISION SIDEWALK SAFETY	B-2966	Sidewalk Repairs	Reserve-Sidewalks & Irrigation	568176-58100	\$41,820.00
<b>Check Total</b>							<b>\$41,820.00</b>
<b>CHECK # 100312</b>							
001	04/29/26	BRLETIC DVORAK, INC	2384	Engineering Services thru 031226	ProfServ-Engineering	531013-51501	\$2,370.00
<b>Check Total</b>							<b>\$2,370.00</b>
<b>CHECK # 100313</b>							
001	04/29/26	LLS TAX SOLUTIONS	004088	Arbitrage Services Series 2011	ProfServ-Arbitrage Rebate	531002-51301	\$2,250.00
001	04/29/26	LLS TAX SOLUTIONS	004087	Arbitrage Services Series 2011	ProfServ-Arbitrage Rebate	531002-51301	\$2,250.00
<b>Check Total</b>							<b>\$4,500.00</b>
<b>CHECK # 100314</b>							
001	04/29/26	INFRAMARK LLC	177147	POSTAGE	Postage and Freight	541006-51301	\$14.80
<b>Check Total</b>							<b>\$14.80</b>
<b>CHECK # 100315</b>							
001	04/29/26	YELLOWSTONE LANDSCAPE	1149328	4/26 MONTHLY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$17,081.00
<b>Check Total</b>							<b>\$17,081.00</b>

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 100316</b>								
001	04/29/26	STRALEY ROBIN VERICKER	28157	Legal Service Through 3/31/26	ProfServ-Legal Services	531023-51401	\$1,059.50	
							<b>Check Total</b>	<u>\$1,059.50</u>
<b>CHECK # 100317</b>								
001	04/29/26	FEDEX	9-235-48134	FEDEX CHARGES	Postage and Freight	541006-51301	\$15.11	
							<b>Check Total</b>	<u>\$15.11</u>
<b>CHECK # 100318</b>								
001	04/29/26	ADVANCED ENERGY SOLUTIONS	13588	FIX FANS & LIGHTS	R&M-Fitness Center	546137-57201	\$316.28	
							<b>Check Total</b>	<u>\$316.28</u>
<b>CHECK # 100319</b>								
001	04/29/26	BALLENGER LANDCARE, INC	797	IRRIGATION REPAIRS	Contracts-Irrigation	534073-53901	\$2,106.00	
001	04/29/26	BALLENGER LANDCARE, INC	814	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$5,162.02	
							<b>Check Total</b>	<u>\$7,268.02</u>
<b>CHECK # 100320</b>								
001	04/29/26	COOPER POOLS INC	1507	Flowmeter & Ladder Bumper	R&M-Pools	546074-57201	\$575.19	
001	04/29/26	COOPER POOLS INC	707	Toro Valve & QP500-1 Roller Assy	R&M-Pools	546074-57201	\$763.44	
							<b>Check Total</b>	<u>\$1,338.63</u>
<b>CHECK # 100321</b>								
001	04/30/26	INNERSYNC STUDIO, LTD	INV-SN-1400	WEBSITE SERVICE 2/1/26-1/31/27	ProfServ-Web Site Development	531047-51301	\$1,599.08	
							<b>Check Total</b>	<u>\$1,599.08</u>
<b>CHECK # 300263</b>								
001	04/13/26	PASCO COUNTY UTILITIES SERVICE	031326-8090-ACH	BILL PRD 2/11-3/13/26	Utility - Water & Sewer	543021-53903	\$60.07	
							<b>Check Total</b>	<u>\$60.07</u>
<b>CHECK # 300264</b>								
001	04/13/26	PASCO COUNTY UTILITIES SERVICE	031326-8095-ACH	SVC PRD 2/11-3/13/26	Utility - Water & Sewer	543021-53903	\$362.41	
							<b>Check Total</b>	<u>\$362.41</u>
<b>CHECK # 300265</b>								
001	04/13/26	PASCO COUNTY UTILITIES SERVICE	031326-0320-ACH	SVC PRD 2/11-3/13/26	Utility - Water & Sewer	543021-53903	\$53.90	
							<b>Check Total</b>	<u>\$53.90</u>
<b>CHECK # 300266</b>								
001	04/13/26	PASCO COUNTY UTILITIES SERVICE	031326-2235-ACH	SVC PRD 2/11-3/13/26	Utility - Water & Sewer	543021-53903	\$2,621.78	
							<b>Check Total</b>	<u>\$2,621.78</u>
<b>CHECK # 300268</b>								
001	04/17/26	CHARTER COMMUNICATIONS	1294156033026-ACH	Bill PRD 03/30/26-04/29/26	Communication - Teleph - Field	541005-53903	\$150.09	
							<b>Check Total</b>	<u>\$150.09</u>

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 300269</b>							
001	04/23/26	CHARTER COMMUNICATIONS	1294172040626-ACH	Spectrum Business APR2026	Communication - Teleph - Field	541005-53903	\$447.68
							<b>Check Total</b>
							<u>\$447.68</u>
<b>CHECK # 300270</b>							
001	04/23/26	TECO PEOPLE'S GAS- ACH	040226-8748-ACH	SERVICE 2/28/26-3/30/26	Utility - Gas	543019-53903	\$2,148.15
							<b>Check Total</b>
							<u>\$2,148.15</u>
<b>CHECK # 300271</b>							
001	04/24/26	WASTE CONNECTIONS OF FL- ACH	8822989W425-ACH	REFUSE REMOVAL	Contracts-Solid Waste Services	534039-53903	\$519.21
							<b>Check Total</b>
							<u>\$519.21</u>
<b>CHECK # 300272</b>							
001	04/10/26	WITHLACOOCHEE RIVER	032726-10158737-ACH	SVC PRD 2/23-3/23/26	Electricity - General	543006-53903	\$11,222.10
							<b>Check Total</b>
							<u>\$11,222.10</u>
<b>CHECK # 300273</b>							
001	04/10/26	WITHLACOOCHEE RIVER	032726-5890-ACH	ACCT# 1265890 2/23/26-3/23/26	Electricity - General	543006-53903	\$222.01
							<b>Check Total</b>
							<u>\$222.01</u>
<b>CHECK # 300274</b>							
001	04/10/26	WITHLACOOCHEE RIVER	032726-5889-ACH	ACCT# 1265889 2/23/26-3/23/26	Electricity - General	543006-53903	\$43.75
							<b>Check Total</b>
							<u>\$43.75</u>
<b>CHECK # 300277</b>							
001	04/10/26	WITHLACOOCHEE RIVER	032726-5888-ACJ	ACCT# 1265888 2/23/26-3/23/26	Electricity - General	543006-53903	\$113.62
							<b>Check Total</b>
							<u>\$113.62</u>
<b>CHECK # 300279</b>							
001	04/09/26	CHARTER COMMUNICATIONS	1307180032326-ACH	SVC PRD 3/23-4/22/26 26723 Lexington Oak	Communication - Teleph - Field	541005-53903	\$145.35
							<b>Check Total</b>
							<u>\$145.35</u>
<b>CHECK # 300280</b>							
001	04/27/26	CHARTER COMMUNICATIONS	1295609041026-ACH	SVC PRD 4/10/26-5/9/26	Communication - Teleph - Field	541005-53903	\$115.35
							<b>Check Total</b>
							<u>\$115.35</u>
<b>CHECK # 300281</b>							
001	04/27/26	SPARK ENERGY GAS LLC	93521097-ACH	Summary as of 04/07/26	Utility - Gas	543019-53903	\$4,934.03
							<b>Check Total</b>
							<u>\$4,934.03</u>
<b>CHECK # 9911</b>							
001	04/29/26	BRENNICK BROTHERS, INC	26-1403	Service Call Low Flow Switch	R&M-Pools	546074-57201	\$362.25
							<b>Check Total</b>
							<u>\$362.25</u>
<b>CHECK # DD1275</b>							
001	04/09/26	CHARTER COMMUNICATIONS	1307180022326-ACH	SVC PRD 2/23-3/22/26 26723 Lexington Oak	Communication - Teleph - Field	541005-53903	\$145.35
							<b>Check Total</b>
							<u>\$145.35</u>

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # DD1278</b>							
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	Op Supplies - Clubhouse	552003-57201	\$975.96
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	R&M-Clubhouse	546015-57201	\$377.08
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	R&M-Entry Feature	546021-53901	\$2,155.38
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	Security Enhancements	549911-57201	\$1,619.18
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	Security Monitoring Services	534368-57201	\$2,040.00
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	Contracts-Security Alarms	534090-57201	\$73.18
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	Communication - Teleph - Field	541005-53903	\$165.26
001	04/20/26	TRUIST BANK	032626-1805	FEB/MAR PURCHASES	Payroll-Salaries	512001-57201	\$3,000.00
<b>Check Total</b>							<b>\$10,406.04</b>
<b>CHECK # DD1279</b>							
001	04/01/26	TRUIST BANK	022626-1805-ACH	JAN / FEB PURCHASES	Payroll-Salaries	512001-57201	\$2,950.00
001	04/01/26	TRUIST BANK	022626-1805-ACH	JAN / FEB PURCHASES	Contracts-Security Alarms	534090-57201	\$73.18
001	04/01/26	TRUIST BANK	022626-1805-ACH	JAN / FEB PURCHASES	R&M-Clubhouse	546015-57201	\$1,834.17
001	04/01/26	TRUIST BANK	022626-1805-ACH	JAN / FEB PURCHASES	R&M-Parks	546066-57201	\$146.82
001	04/01/26	TRUIST BANK	022626-1805-ACH	JAN / FEB PURCHASES	R&M-Pools	546074-57201	\$31.99
001	04/01/26	TRUIST BANK	022626-1805-ACH	JAN / FEB PURCHASES	Op Supplies - Clubhouse	552003-57201	\$1,685.53
<b>Check Total</b>							<b>\$6,721.69</b>
<b>Fund Total</b>							<b>\$149,565.21</b>

**GENERAL FUND - HAWTHORNE GATE - 002**

<b>CHECK # 300275</b>							
002	04/10/26	WITHLACOOCHEE RIVER	032726-5883-ACH	ACCT# 1265883 2/23/26-3/23/26	Electricity - Gate	543031-53904	\$47.23
<b>Check Total</b>							<b>\$47.23</b>
<b>CHECK # 300278</b>							
002	04/15/26	CHARTER COMMUNICATIONS	1294149032826-ACH	SVC PRD 3/28-4/27/26 5442 Spectacular	Communication - Telephone	541003-53904	\$66.39
<b>Check Total</b>							<b>\$66.39</b>
<b>CHECK # 9910</b>							
002	04/29/26	ACCURATE ELECTRONICS, INC.	141139	One Button Transmitters	R&M-Gate	546034-53904	\$340.00
<b>Check Total</b>							<b>\$340.00</b>
<b>Fund Total</b>							<b>\$453.62</b>

**GENERAL FUND - PREAKNESS GATE - 003**

<b>CHECK # 100318</b>							
003	04/29/26	ADVANCED ENERGY SOLUTIONS	13621	Preakness EXIT GATE REPAIR	R&M-Gate	546034-53904	\$506.36
<b>Check Total</b>							<b>\$506.36</b>

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 300267</b>								
003	04/20/26	CHARTER COMMUNICATIONS	1684133040326-ACH	SVC PRED 4/3-5/2/26	Communication - Telephone	541003-53904	\$54.24	
							<b>Check Total</b>	<u>\$54.24</u>
<b>CHECK # 300276</b>								
003	04/10/26	WITHLACOOCHEE RIVER	032726-5871	ACCT# 1265871 2/23/26-3/23/26	Electricity - Gate	543031-53904	\$49.04	
							<b>Check Total</b>	<u>\$49.04</u>
<b>CHECK # DD1279</b>								
003	04/01/26	TRUIST BANK	022626-1805-ACH	JAN / FEB PURCHASES	R&M-Gate	546034-53904	\$235.12	
							<b>Check Total</b>	<u>\$235.12</u>
							<b>Fund Total</b>	<u><u>\$844.76</u></u>

<b>Total Checks Paid</b>	<b>\$150,863.59</b>
--------------------------	---------------------