Lexington Oaks Community Development District

August 20, 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, August 20, 2026, at 6:30 p.m.

The Regular Meeting of the **Lexington Oaks Community Development District** will be held on **August 20, 2026, at 6:30 p.m. at the Location Lexington Oaks Community Center, 26304 Lexington Oaks Blvrd, 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. **STAFF REPORTS**
   A. Site Manager
   B. District Accountant Snapshot
   C. District Counsel
   D. District Engineer
      1. Consideration of Proposal to Remove and Replace both Tennis Court
         i. ACPLM
         ii. CourtCo
         iii. Precision
         iv. Superior
         v. Florida Courts
   E. Field Inspection Report
   F. District Manager
6. **BUSINESS ITEMS**
   A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment
      1. Consideration of Resolution 2026-04; Adopting Final Budget for FY 2027
      2. Consideration of Resolution 2026-05; Levying O&M Assessments
   B. Consideration of Resolution 2026-06; Goals and Objectives
   C. Consideration of Resolution 2026-07; Setting FY 2027 Annual Meeting Schedule

7. CONSENT AGENDA

A. Minutes of July 16, 2026 Regular Minutes *(Under Separate Cover)*

B. Review of the June 2026 Financials

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 13, 2026

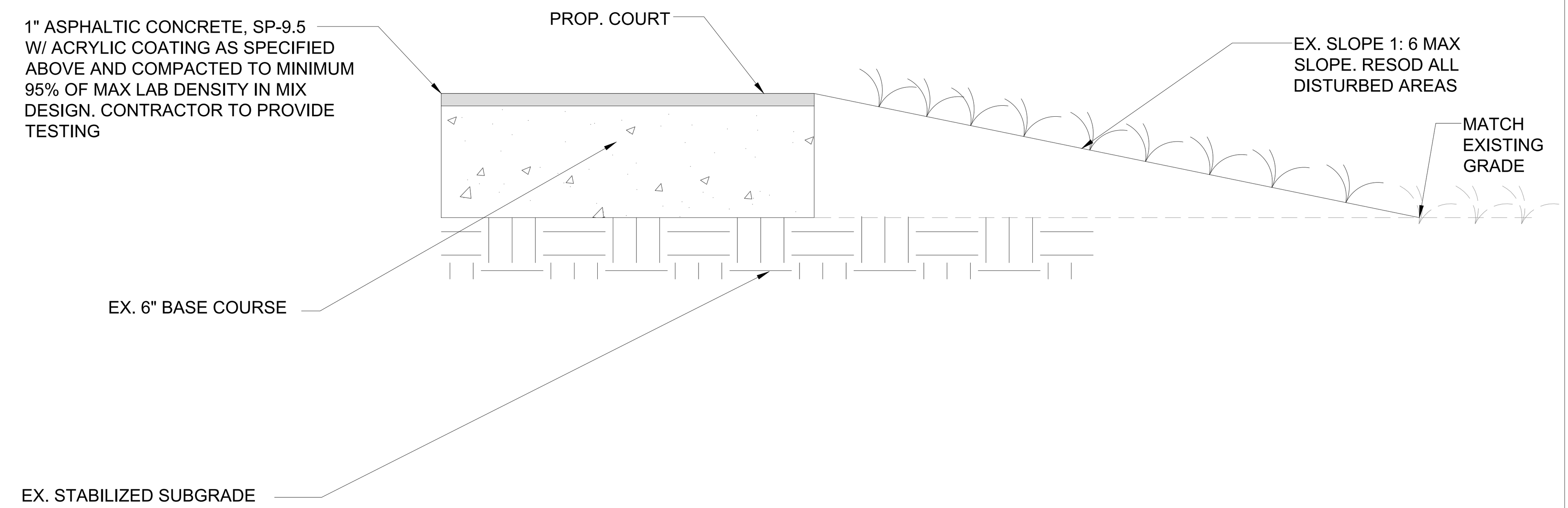
- **Current Cash Balances:**
  - Valley Bank Operating: $1,674,873.77
  - BankUnited MM: $145,792.68
  - Truist Bank GF: $4,840.96
- **Assessment collections:**
  - We are 99.82% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 was completed on June 29, 2026.
- **Expenses:**
  - Current expenses make up 71.7% of the annual budget through the end of June 2026.
  - Total expenses for the first 9 months are approximately $1,351,231. This figure may change as we finalize July financials. This puts your average monthly burn rate of approximately $150,137 per month.
  - July financials will be distributed to the board by August 20th.

N

Scale: 1"= 20'

0 10' 20' 40'

NOTE: 100% ACRYLIC EMULSION COATING DESIGNED FOR TENNIS COURTS (COLOR CONCENTRATE BY THORWORKS INDUSTRIES, INC. OR APPROVED EQUAL). CONTRACTOR TO PROVIDE SPECIFICATIONS OF PROPOSED COATING FOR APPROVAL BY THE ENGINEER PRIOR TO ORDERING MATERIAL. APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATION.



COURT SECTION

N.T.S.

NOTES

- CONTRACTOR TO PROVIDE SILT FENCE AND CONSTRUCTION FENCING AROUND PROJECT LIMITS AND INLET PROTECTION FOR AFFECTED STORM INLETS. PEDESTRAIN ACCESS TO BE MAINTAINED. CLOSURES OF PEDESTRIAN WALKWAYS TO BE COORDINATED WITH CDD STAFF.
- CONTRACTOR TO SOD ALL DISTURBED AREAS (MATCH EXISTING SOD) AND RESTORE TO EXISTING GRADE UNLESS OTHERWISE NOTED. KEY IN SOD. SOD TO BE FLUSH AND KEYED IN WITH COURT WHEN RESTORED AS NEEDED
- CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERNS UNLESS OTHERWISE NOTED
- TENNIS COURT MARKINGS TO BE NCAA REGULATION MARKINGS
- CONTRACTOR TO VERIFY LOCATIONS OF IRRIGATION (SPRINKLER HEADS, ETC.) AND RELOCATE CONFLICTS TO MAINTAIN IRRIGATION COVERAGE.
- CONTRACTOR TO PROVIDE ALL TESTING FOR ASPHALT.
- NO TREES TO BE REMOVED OR IMPACTED.
- CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, SITE CONDITIONS, AND POTENTIAL CONFLICTS WITH UTILITIES PRIOR TO CONSTRICTION
- THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO TOLERANCES STATED HEREIN OR IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL MARKERS AND PROPERTY CORNERS (MONUMENTS, PIPES, ETC.) FOR THE DURATION OF CONSTRUCTION, MARKERS SHALL BE CONTINUOUSLY FLAGGED AND SHALL BE RESET IMMEDIATELY BY A FLORIDA LICENSED LAND SURVEYOR IF ANY SHOULD BECOME DISTURBED.
- ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES AND ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, RETAINING WALLS, IRRIGATION, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION WITH THE SAME MATERIAL REMOVED OR DAMAGED OR AS DIRECTED BY THE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY AND SHALL INCLUDE COSTS OF DEWATERING IN THE BID. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER OR FOR ADDITIONAL MATERIALS OR REWORK REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DEWATERING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING RECORD DRAWING INFORMATION FROM A FLORIDA LICENSED SURVEYOR INCLUDING, BUT NOT LIMITED TO, FINISHED GRADE ELEVATIONS AND SLOPES, TIES TO WATER LINES, VALVES, BENDS, SERVICE CONNECTIONS AND ELEVATIONS OF PIPES WHERE DEPTH OF COVER VARIES FROM DESIGN, TIES TO SANITARY SEWER LINES, MANHOLE RIM AND INVERT ELEVATIONS, CLEANOUTS AND SERVICE CONNECTIONS, TIES TO STORM SEWER LINES, STRUCTURE TOP AND INVERT ELEVATIONS, PLUS LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL OTHER CONSTRUCTION COMPONENTS WHICH VARY FROM THE DESIGN.
- CONTRACTOR TO IDENTIFY CONFLICTS WITH EXISTING LIGHTING CONDUIT AND LIGHT POLES AND ADJUST PER THE LOCATIONS DEPICTED ON THE SITE PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL PROVIDE ADDITIONAL SOD, AS NECESSARY, TO ACHIEVE A FULLY GRASSED SITE FREE FROM RUTTING, ETC.
- ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING, APPLICATION OF CALCIUM CHLORIDE OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING,
- LANDSCAPING AND OTHER SITE WORK SHALL BE INCORPORATED AS SOON AS POSSIBLE.
- TO THE LINES & GRADES SHOWN HEREIN UPON FINAL ACCEPTANCE.
- CONTRACTOR TO PROVIDE A SUPERVISOR ONSITE AT ALL TIMES OF WORK.
- WORK HOURS LIMITED TO 8 AM TO SUNSET.
- IF ISSUES WITH SURFACE ARISE AS A RESULT OF INADEQUATE CONSTRUCTION OF ASPHALT SLOPE OR OTHER CONTRACTOR IMPACTS, NO PATCHING WILL BE ACCEPTED AND WILL REQUIRE RESOLUTION OF THE SLOPE ISSUE AND TOTAL RESURFACE ACRYLIC COATING AT THE CONTRACTORS EXPENSE BEFORE ACCEPTED BY THE CDD.

ENVIRONMENTAL PROTECTION NOTES

- CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES.
- WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED AS LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.
- STAKED OR FLOATING SILT SCREENS OR HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED AROUND THE ENTIRE SITE AT THE LIMITS OF CONSTRUCTION AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM LEAVING THE PROPERTY. THESE BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING WITH ANY CONSTRUCTION. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS INCLUDING DAILY INSPECTIONS TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY. ONCE CONSTRUCTION IS COMPLETED AND FINISHED GRADING AND STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE ENGINEER AND PRIOR TO FINAL ACCEPTANCE.
- ALL WATER COLLECTED AND PUMPED DURING DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN UNDISTURBED UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE OVER UNDISTURBED SOIL, A MINIMUM OF 75 FEET FROM THE NEAREST WATER BODY, WETLAND AREA, OR INLET TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.
- TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS WHERE SEDIMENTATION FROM STOCKPILES MAY CAUSE DAMAGE TO WETLAND. ADDITIONALLY, SILT BARRIERS SHALL CONTINUOUSLY AND FULLY ENCIRCLE ALL STOCKPILES WHICH WILL REMAIN FOR LONGER THAN 24 HOURS TO CONTAIN MATERIALS WITHIN A REASONABLY CONFINED AREA. NO STOCKPILING IN STREETS OR PUBLIC ROW.
- THE CONTRACTOR SHALL NOT REMOVE ANY TREES OTHER THAN THOSE SPECIFICALLY SHOWN TO BE REMOVED. IF ANY TREES ARE REMOVED IN WETLAND JURISDICTIONAL AREAS WITHOUT PROPER AUTHORIZATION, CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A DETAILED RESTORATION AND/OR MITIGATION PLAN, SUBMITTING PLAN TO AND OBTAINING APPROVAL FROM SWFWMD, AND COMPLETING ANY MONITORING AND MAINTENANCE REQUIREMENTS IMPOSED AS A RESULT OF TREE REMOVAL.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED. NO ACTIVITIES (EQUIPMENT, FILL PLACEMENT, ETC.) SHALL TAKE PLACE WITHIN THE DRIPLINE OF THE TREES TO REMAIN. IF NECESSARY, THE CONTRACTOR SHALL PROTECT TREES WITH SUITABLE BARRICADES. ONCE INSTALLED, ALL PROTECTIVE TREE BARRICADES SHALL BE INSPECTED BY THE HILLSBOROUGH COUNTY NATURAL RESOURCES DEPARTMENT PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT.

BDi ENGINEERING
OFFICE: 536 4TH AVE SOUTH, ST. PETERSBURG,FL 33701
| P:813-361-1466 | WWW.BDIENGINEERS.COM

LEXINGTON OAKS CDD

PASCO COUNTY, FLORIDA

TENNIS COURTS RESURFACING

STEPHEN D BRLETIC 81281
NAME SEAL NO.

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:
REVIEWED BY: RED
DRAWN BY: SDB
DESIGNED BY: SDB

SHEET TITLE

TENNIS COURT RESURFACING PLAN

SHEET NUMBER

C-1

August 4, 2026 Proposal #20297826

Contact	Customer	Job
Stephen Brletic	Lexington Oaks CDD	Lexington Oaks CDD
Phone: 813 361-1466	2654 Cypress Ridge Boulevard, Suite 101	5833 War Admiral Drive
sbrletic@bdiengineers.com	Wesley Chapel, FL 33544	Wesley Chapel, FL 33544

PROPERTY IMPROVEMENTS

Remove Asphalt, Pave 1” of New Asphalt
15,129 square feet / 1,681 square yards

Scope of work:

1. Secure the job site for the safety of the crew and tenants using barricades/cones.
2. Remove wheel stops and store on site for future use.
3. Mill and remove the asphalt as required from an area totaling approximately 1,681 square yards.
4. Haul asphalt removals from the job site.
5. Power sweep and clean the entire milled area and pre-base all low or rough areas with asphalt.
6. Tack all areas to be paved where necessary.
7. Pave using Type SP 9.5 hot mix asphalt to a compacted 1” in areas totaling approximately 1,681 square yards.
8. Clean up the job site.

Acrylic and Color Coating of Tennis Courts

Scope of work:

1. Mobilize and secure jobsite with barricades and / or cones for the safety of crew and customers.
2. Install fiberglass crack-retardant membrane over approximately 1,681 square yards.
3. Renovate two all-weather tennis courts, applying 2 filler coats of acrylic resurfacer and painting all-weather tennis courts totaling approximately 1,681 square yards.
4. Furnish and install two new tennis court net systems.
5. Clean up the jobsite.

Notes:

*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

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PROPERTY IMPROVEMENTS

Notes continued:

*ANY TYPE OF LANDSCAPING, CONSTRUCTION, RENOVATION, RESTORATION, REMODEL, OR REPAIRS DONE TO THE BUILDING OR THE PARKING LOT AFTER THE PROPOSED WORK IS COMPLETE CAN CAUSE DAMAGE TO THE NEW ASPHALT SURFACE. THE PROPOSED WORK SHOULD BE THE LAST SERVICE PROVIDED IN THESE TYPES OF SITUATIONS. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*PROPOSAL AMOUNT IS ONLY GOOD IF ALL WORK PROPOSED IS DONE IN CONJUNCTION.

*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.

*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN 1.5" WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.

*ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF $160.00 PER LEVELING TON.

*NO WORK WILL BE PERFORMED IN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY.

*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, LANE CLOSURE, IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.

*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

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PROPERTY IMPROVEMENTS

Notes continued:

*AT LEAST TWO WEEKS PRIOR TO THE START OF WORK, CUSTOMER IS TO HAVE THE GRASS, VEGETATION, AND BRANCHES THAT ARE GROWING ALONG THE EDGE OF THE ROAD, TRIMMED, KILLED AND REMOVED OFF AND BEYOND THE EDGE OF THE ROAD.

*CUSTOMER TO HAVE TREES TRIMMED TO MAINTAIN AN AVERAGE CLEARANCE HEIGHT OF 15'. ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO TREES IF CLEARANCE HEIGHT OF 15' IS NOT ACHIEVED DURING TREE TRIMMING.

*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.

*ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.

*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.

*DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.

*THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.

*MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.

*PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.

*IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.

*ACPLM IS NOT RESPONSIBLE FOR LANDSCAPING, SOD, AND TREE DAMAGED OR REMOVED DURING PAVING OPERATIONS.

*DUE TO THE AGE AND POOR CONDITION OF SOME OF THE EXISTING CAR STOPS, ACPLM IS NOT RESPONSIBLE FOR CONCRETE CAR STOPS BEING BROKEN DURING PAVING OPERATIONS. ANY REPLACEMENT OF CONCRETE CAR STOPS WILL BE AN ADDITIONAL CHARGE OF $70.00.

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PROPERTY IMPROVEMENTS

Notes continued:

*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.

*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*DUE TO THE SURROUNDING ELEVATIONS IN THE WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN 1⁄4 OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.

*IF PROBLEMS WITH THE SUBBASE ARE DISCOVERED DURING REPAIR AND INSTALLATION OPERATIONS, E.G. CONTAMINATED SUBBASE, SATURATED SUBBASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.

*ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.

*DUE TO THE INTRUSION AND REQUIRED REMOVAL OF TREE ROOTS DAMAGING THE PARKING LOT, ACPLM IS NOT RESPONSIBLE FOR THE SURVIVABILITY OF ANY TREE AS A RESULT OF MILLING OF TREE ROOTS.

*ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.

*THE PAINT ON PREVIOUSLY PAINTED ITEMS IS OLD, PEELING AND FLAKING. ACPLM RECOMMENDS THAT THE CUSTOMER HAVE ALL PREVIOUSLY PAINTED ITEMS PRESSURE WASHED PRIOR TO START OF WORK SO AS TO REMOVE AS MUCH LOOSE PAINT AS POSSIBLE. IF PREVIOUSLY PAINTED ITEMS ARE NOT PRESSURE WASHED, ACPLM CANNOT GUARANTEE THE NEW PAINT WILL NOT CAUSE MORE PEELING AND FLAKING.

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Stephen Brletic	Lexington Oaks CDD	Lexington Oaks CDD
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PROPERTY IMPROVEMENTS

Notes continued:

*IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.

*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.

*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.

*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.

*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS

*PROPER PREVENTIVE MAINTENANCE CAN PROLONG THE USEFUL LIFE OF YOUR PARKING LOT. IN ORDER TO MAXIMIZE YOUR INVESTMENT, YOUR PARKING SHOULD BE SEAL COATED ONE YEAR AFTER PAVING.

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PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

50% Deposit Prior to Commencement, 40% Upon Substantial Completion and 10% Net 30 Days

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:

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Contact
Stephen Brletic
Phone: 813 361-1466
sbrletic@bdiengineers.com

Customer
Lexington Oaks CDD
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

Job
Lexington Oaks CDD
5833 War Admiral Drive
Wesley Chapel, FL 33544

PROPERTY IMPROVEMENTS

Terms: 50% Deposit Prior to Commencement, 40% Upon Substantial Completion and 10% Net 30 Days

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Sean Fernandez

Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

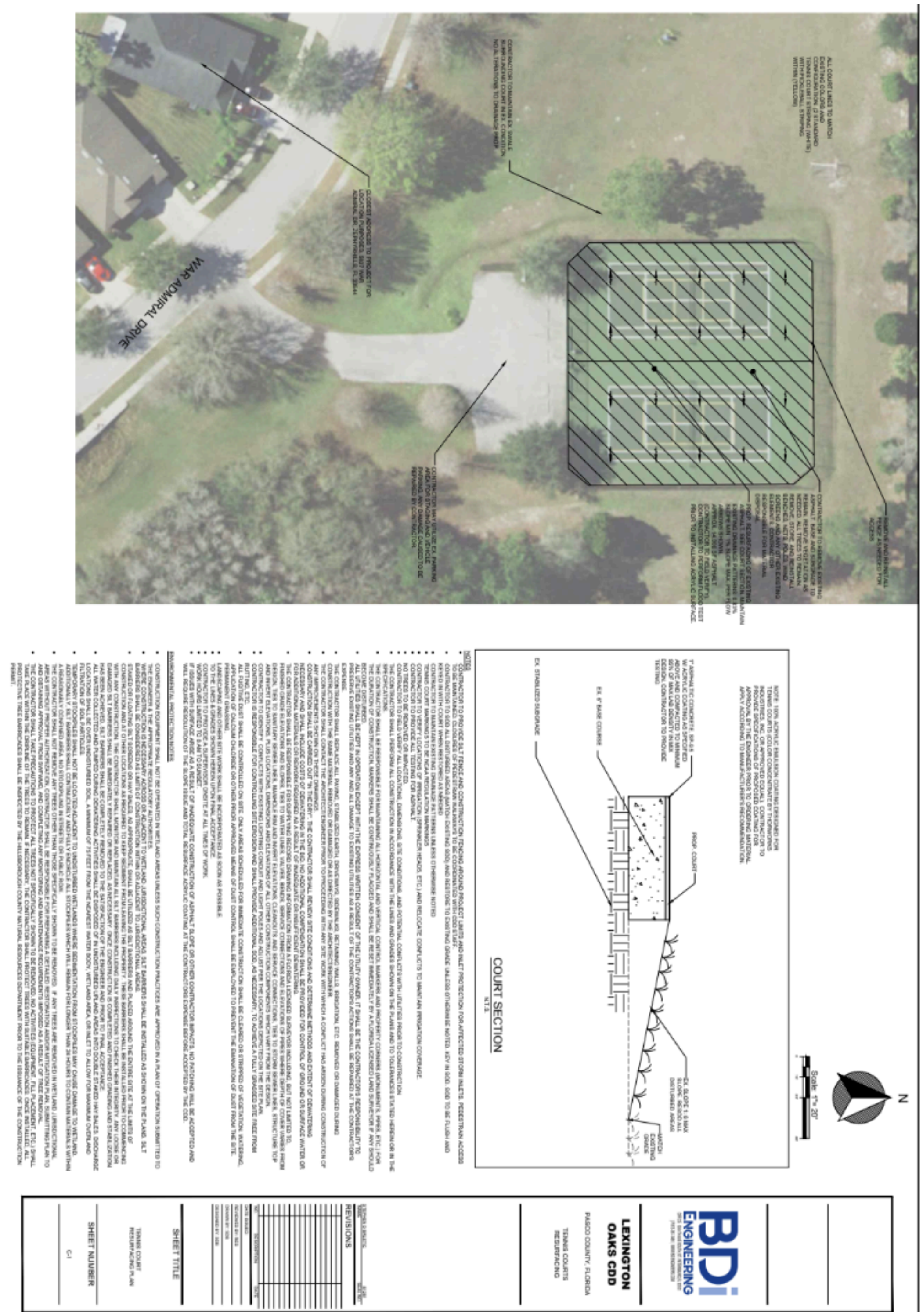
Date of Acceptance ______________________________

Customer's Authorized Signature ______________________________

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of, or deviation from, the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the assigned date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - $69,782.00


WAR ADMIRAL DRIVE
COURT SECTION
N
BDi ENGINEERING
LEXINGTON OAKS CDD
PASCO COUNTY, FLORIDA
TENNIS COURTS RESURFACING
REVISIONS
SHEET TITLE
SHEET NUMBER

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

July 1, 2026

Attn: Stephen Brletic
Brletic Dvorak, Inc.
536 4th Ave S | Unit 4
St Petersburg, FL 33701

Re: Lexington Oaks – Court Reconstruction

Dear Stephen,

Thank you for expressing interest in having CourtCo reconstruct your tennis courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshows and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT

July 1, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Lexington Oaks
536 4th Ave S | Unit 4	5831 War Admiral Drive
St Petersburg, FL 33701	Wesley Chapel, FL 33544

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the reconstruction of your tennis courts with respect to the following terms and specifications:

PERMITTING: *If necessary*

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
The Contractor will bill all permit fees as actual.
This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: *2 tennis and 2 pickleball courts measuring approximately 120’ x 120’*

The Contractor will excavate and remove existing asphalt up to 1” thick and dispose of off-site.
The Contractor will remove existing fencing and store on site to be reinstalled after the new asphalt.
The Contractor will demo as few line posts as necessary to achieve access and will try to avoid damage to any more than necessary.
Note: Damage to posts during demo is sometimes unavoidable. Should this occur, then a change order will be issued for replacement.
Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.
The Contractor will scarify the existing base and get it ready to accept new base material in order to stabilize and laser grade.
The Contractor will supply and install up to 100 tons of lime rock or crushed concrete compacted to 98% and laser graded.
The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.
The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base rock.
The Contractor will supply and install SIII D.O.T. approved hot mix asphalt compacted to 1”.
Note: SIII D.O.T. asphalt can contain up to 50% RAP (Recycled Asphalt Product). Alternatives are listed below for an upgrade.

COURT PREPARATION

The Contractor will reinstall the Customer’s fencing on the existing line posts with new hardware.
The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
The Contractor will patch depressions greater than 1/8” after 1 hour drying time in sunlight and grind down any ridges as necessary.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
The Contractor will supply and install concrete footers measuring 2’ x 2’ x 3’ with pvc sleeves for net posts.

SURFACING of TENNIS & PICKLEBALL COURTS

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.
The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.
Note: At https://courtcofl.com/custom-court-designer/ you can pick color schemes and line color for secondary courts.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 2 colors are included in the price for tennis courts. The inside and outside can be different colors.
The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines for two tennis courts in accordance with U.S.T.A. regulations using white, textured, heavy-bodied, acrylic latex paint. *Note: A little bleeding is unavoidable.*
The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines for two pickleball courts in accordance with U.S.A.P.A. regulations using _________, textured, heavy-bodied, acrylic latex paint. *Note: A little bleeding is unavoidable.*
The Contractor will supply and install Putterman® 2-$^7/_8$” Classic Posts with integral lacing bars and external net winder.
The Contractor will supply and install 2 signature tennis nets with center straps and anchors.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary across the state. CourtCo can provide dumpster but will pass expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED TWENTY DOLLARS ($ 131,620.00) ******

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

3046 Del Prado Blvd S | Suite 1B
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COURTCO.

PROPOSAL/AGREEMENT

July 1, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Lexington Oaks
536 4th Ave S | Unit 4	5831 War Admiral Drive
St Petersburg, FL 33701	Wesley Chapel, FL 33544

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the reconstruction of your tennis courts with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

Base Excavation – Add $ 25,160.00 **Please initial to order ______**

The Contractor will excavate up to 4" of base material that is unsuitable and supply and install and additional 300 tons of lime rock over what is included in the above proposal and laser grade.

1" Virgin Asphalt – Add $ 6,410.00 **Please initial to order ______**

The Contractor will supply and install 1" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

1.5" Virgin Asphalt – Add $ 19,630.00 **Please initial to order ______**

The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Concrete Curb – Add $ 15,850.00 **Please initial to order ______**

The Contractor will supply and install a 6" x 6" ribbon curb around perimeter of the court. *Note: This curb option is purely cosmetic in nature. You do not need a curb around a court, but as asphalt doesn't and cannot hold its own edge, a concrete curb does a great job of framing it all in. We can also install pavers as a curb if you'd like to explore that option. If you plan on planting shrubs, trees, bushes, or foliage of any kind around the perimeter then we strongly recommend installing a much larger curb to act as a root barrier.*

Douglas Posts – Add $ 1,790.00 **Color __________ (Black or Green)** **Please initial to order ______**

The Contractor will supply and install 2 sets of Douglas net posts that meet U.S.T.A. regulations with internal plated, brass, or stainless wind mechanisms and integrated lacing rods in lieu of Putterman posts included above.

Guardian Posts – Add $ 3,520.00 **Please initial to order ______**

The Contractor will supply and install 2 sets of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms in lieu of Putterman posts included above.

Cushion Courts – Add $ 41,350.00 **Please initial to order ______**

The Contractor will install **3 coats of a mix of 0.5-1.0mm epdm rubber granules, 2 coats of 0-0.5mm sbr rubber granules**, and color coating as described above in "Surfacing of Tennis & Pickleball Courts."

10' Economy Fencing – Add $ 17,530.00 **Color __________ (Black or Green)** **Please initial to order ______**

The Contractor will demo the fencing, poles, and footers rather than trying to save them and dispose of the debris in the Customer's dumpster. The Contractor will supply and install approximately 480' x 1¾" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail to be all $1^5/_8$" with corners braced with middle rail. Bottom to be tied with tension wire.

10' Premier Fencing – Add $ 25,390.00 **Color __________ (Black or Green)** **Please initial to order ______**

The Contractor will demo the fencing, poles, and footers rather than trying to save them and dispose of the debris in the Customer's dumpster. The Contractor will supply and install approximately 480' x 1¾" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top, mid, and bottom rail all $1^5/_8$".

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

July 1, 2026

Brletic Dvorak, Inc.
536 4th Ave S | Unit 4
St Petersburg, FL 33701

PROVISIONS

The Customer agrees to pay a 20% deposit upon acceptance of proposal.
The Customer agrees to pay 30% upon commencement.
The Customer agrees to pay 30% upon installation of asphalt.
The Customer agrees to pay 10% upon installation of fence (if applicable).
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of $1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of $4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-½% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: *Adam Jenne*

Adam Jenne
CourtCo, LLC.

Proposal accepted by: ______________________ Date: ______________

Precision Courts, LLC

3350 Brookfield Dr. – Holiday, FL 34691 (901) 832-2333
PrecisionCourts@Gmail.com

Proposal/Contract

To: BDI Engineering
Lexington Oaks CDD

Date: 8/9/2026 REV01

For: Tennis Court Surfacing

SCOPE OF WORK

1. Dismantle 10 – 20’ of existing fence for asphalt and surfacing access
2. Clean court as needed to ensure proper adhesion of materials
3. Make all necessary repairs/preparations
4. Sand repairs to reduce visibility
5. Apply one coat of Acrylic Resurfacer
6. Apply two coats of Acrylic Surfacing Material, in customers choice of standard colors
7. Apply regulation lines for tennis play (2) using textured line paint
8. Repair/Repaint net posts as needed
9. Deliver and install two new tennis nets
10. Reattach fencing
11. Clean work area

<u>Total Cost - $23,400.00</u> Due to Precision Courts LLC
50% Deposit required prior to commencement; balance due upon completion

<u>Total Cost - $48,564.94</u> Due to Black Rock Asphalt
To be paid upon completion of Asphalt Scope of Work (Quote Attached)

ALL CLIENTS ARE RESPONSIBLE FOR OBTAINING THEIR OWN PERMIT IF REQUIRED.
NOTE FOR SURFACING CONTRACTS: Prices are good for 30 days.
Customer is responsible for providing receptacle for trash disposal. Also, if no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking. Access to water must be provided and shall be within a reasonable distance from the court. Otherwise, customer is responsible for providing extra hoses or another water access alternative.
WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks <u>will</u> reappear on all resurfacing and repairs. **<u>There is no warranty against cracking</u>.**
DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.
Also, any problems caused by an old surface coating will not be covered under warranty.

Date of Acceptance: ______________________

By: ______________________ Respectfully Submitted: Barry Peebles

References:

1. Bruce Rhem – Homeowner
   New Port Richey
   727-741-3684

2. Dan Peterson – Owner
   Project Backboard
   512-492-2062

3. Robert Childs - Park Director
   Germantown, TN
   901-233-0843

4. Hannah Hunter - Owner
   Swishh Dreams
   407-607-8947

5. Dale Jordan – Teaching Pro
   Tournament Players Club
   Memphis, TN
   901-488-4482

6. Josh Combs
   Homeowner
   Bradenton, FL
   941-685-0403

7. Chris Hill
   Project Manager
   Black Rock Asphalt
   813-505-8163

8. Nick Tzigos
   Maintenance Supervisor
   Safety Harbor, FL
   727-423-9239

9. Kevin Masserian
   Project Mgr – Commercial Interiors
   727-686-9616

10. Jeff Nichols – Owner
    American Tennis Courts
    Mobile, AL
    251-583-7264

11. Josh DeSoto
    Regional Sales/SportMaster
    419-357-2041

12. John Sonner – Project Manager
    Fast – Dry Courts
    Pompano Beach, FL
    954-553-2269

SUPERIOR SEALERS, LLC

PAVING • SEALCOATING • CONCRETE • STRIPING • PAINTING

PROTECTING PROPERTIES. BUILDING VALUE.

ESTIMATE PROPOSAL

Client: Lexington Oaks CDD

Project: 26304 Lexington Oaks Blvd, Wesley Chapel, FL

Scope of Work

- Mill and resurface existing tennis courts at 1 inch per plans (~14,500 SF).
- Furnish/install 1" SP9.5 asphalt.
- Apply acrylic court coatings to manufacturer specs.
- Restripe existing layout.
- Install silt fence.
- Restore disturbed areas and resod (Superior Sealers).
- Optional: New net posts and hardware ($2,500).
- Mobilization charge.

Item	Amount
Asphalt	$49,985.00
Court coating/striping, removals & reinstall	$21,195.00
Restoration, fencing & sod	$9,495.00
Mobilization charge	$2,500.00
Total	**$83,175.00**

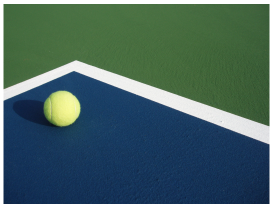
Terms & Notes

50% deposit due at project start; 25% at halfway point; balance upon completion.

Superior Sealers will make every effort to maintain a 1% slope; due to existing base conditions this cannot be guaranteed. Positive drainage will be maintained.

New asphalt requires approximately 30 days of curing before acrylic coatings are applied.

CDD to provide staging/storage area as needed.



FLORIDA COURTS, INC.
6820 HUDSON AVE.
HUDSON, FL 34667
727-861-0004

www.floridacourtsinc.com

PROPOSAL A **AGREEMENT** **DATE: 8/12/26**
PAGE 1 OF 4

CONTACT: Stephen Brletic (BDI) ph# 813-361-1466 email: sbrletic@bdiengineers.com

LOCATION: Lexington Oaks - 26304 Lexington Oaks Blvd. - Wesley Chapel, FL 33544

CONDITIONS: Remove and Replace of the 2 tennis court asphalt surface.

Size of courts: 120' x 120'

Total Project Cost: $<u>193,100</u>. (2 payment sections pages 1 & 2)

<u>ASPHALT / FENCE WORK:</u>

1. Florida Courts will have the existing fence mesh taken down, rolled up, and stored in the parking lot on site. The fence mesh will then be re installed after the new asphalt has been installed.
   **NOTE: Owner to examine the existing fence mesh - we are not responsible for and existing mesh damages. Owner may want to purchase new fence mesh if existing is worn out.*

2. We will have the existing asphalt, net post footers and center anchors removed and hauled to recycle yard.

3. We will have two (4) loads of new base material (limerock or crushed concrete) added to the existing base. This will be graded and compacted for proper drainage.

4. We will have installed 1.5" of compacted Type SP9.5 D.O.T. approved hot mix asphalt to the existing court dimension.

5. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **$<u>117,900.</u>** Payment schedule as follows: 50% ($58,950.) due before Fence / Asphalt work is to begin, 50% ($58,950.) due upon completion of Fence / Asphalt work.

Notes & Terms:
Although we are very careful not to cause any damage, we are not responsible to items such as, but not limited to : underground utilities, wires, pipes, sprinkler systems, sidewalks, driveways & fences. We are also not responsible, or liable for any secondary claims related to such damage, such as but not limited to: loss of use, delays, or any other related claims.

SURFACING:

6. Florida Courts will install (4) New PVC net post sleeves and (2) center anchors in concrete footers.

7. Florida Courts will **flood the courts** and check for puddles where standing water covers 1/8" in depth (thickness of a nickel) after the surface has been able to dry, under sunny conditions, for 1 hour. We will then **patch these areas with Acrylic Patch Binder cement mix to reduce the amount of standing water.** Water that does not cover a nickel after an hour is in tolerance.

8. Florida courts will surface the new asphalt court area using Sport Master specifications and materials with a **4 coat color system**, in the colors chosen by the client, (no additional charge for two-tone). **2 coats of Acrylic Resurfacer, fortified with sand,** will first be applied to prepare the court surface for the following color coats. This will be followed by the application of **2 coats of Color Concentrate**, **fortified with sand,** to provide uniformity & depth of color.

9. Florida Courts will **re-stripe all tennis game lines.** Florida Courts **will re-paint net posts and re install the existing tennis nets and center straps.**

10. Florida Courts is licensed and insured. Documents will be provided at the clients request.

11. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **$ 75,200.** Payment schedule as follows: 50% ($37,600.) due before surface work is to begin, 50% ($37,600.) due upon completion of work.

12. Client agrees to **provide water and electricity** for construction purposes.

WARRANTY:

Florida Courts guarantees workmanship and materials against defects for a period of two years, save normal wear and tear and any. This guarantee excludes normal wear and tear, abuse or neglect, including (but not limited to) acts of God or nature and/or any other conditions beyond our control; such as sub-base "settling", structural or shrinkage cracks, growth of mushrooms and or tree roots under the asphalt, fading of paint, hydrostatic pressure bubbles, intrusion of grass or weeds, graffiti or other acts of vandalism, damage from roller blades, skateboards, bicycles, maintenance equipment and/or related fluids and/or other such implements and/or apparatus.

CONDITION OF SALE:

The Purchaser and Seller or its assigns agree to the purchase and sale of before described property on the following conditions:

1) That Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
2) That if the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
3) That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
4) Buyer hereby assigns without recourse Florida Courts, Inc. the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.

IN WITNESS WHERE OF, the parties here to have executed this Contract by their proper officers or duly authorized agents on the day and year first above written.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by the contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney’s fees (including attorney’s fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1½% per month, 18% per year.

In the event of litigation of this contract, venue of same shall lie in Pasco County, Florida and the prevailing party shall be entitled to an award of reasonable attorney’s fees and costs from the non-prevailing party. Insurance Certificates and Licenses Provided upon request *any changes or additions to standard coverage at additional cost.

*** Please note: a Start date** cannot be scheduled without our receipt of a fully executed signed contract.

ACCEPTED BY____________________ **DATE ACCEPTED:_________________**
CLIENT SIGNATURE

PRINT NAME_____________________

____
GREGORY A. VIRCHAU
PRESIDENT
FLORIDA COURTS

<u>Please email or mail signed agreement to:</u>

floridacourts@verizon.net

Florida Courts
6820 Hudson Avenue
Hudson, Fl. 34667

Lexington Oaks CDD

Field Inspection Report July 2026

Tuesday, 28 July 2026

Prepared For Board Of Supervisors

33 Issues Identified

33 Issues Incomplete

Issue 1

Assigned To: Landscape

Noting the Geraniums are starting to struggle and may need to be changed out on the exit corner of Lexington Oaks Boulevard at CR 54 intersection. The third picture is the entrance side, which is performing a little better overall. Will ask new landscape vendor for their opinion.



Issue 2

Assigned To: Landscape

Remove a small pile of pulled weeds behind the exit monument on Lexington Oaks Boulevard at CR 54 intersection.


Issue 3

Assigned To: Landscape

Treat Oleander behind the entrance and exit monuments on Lexington Oaks Boulevard at CR 54 intersection that have caterpillars present.



Issue 4

Assigned To: Board Information

Noting a broken slab of concrete on the exit side of Lexington Oaks Boulevard between the sidewalk in the road by the horse figurine.


Issue 5

Assigned To: Landscape

Noting open hole where there appears to be an irrigation issue that has been flagged in front of the exit monument of Lexington Oaks at CR 54 intersection.

Issue 6

Assigned To: Maintenance

May want to consider painting the aluminum gates at the sidewalk at Lexington Oaks Boulevard and CR 54 intersection.

Issue 7

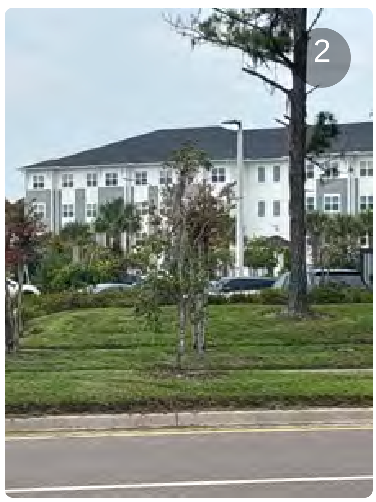
Assigned To: Landscape

Remove a dead Holly shrub along the sidewalk on the entrance side of Lexington Oaks Boulevard just north of the entrance off of CR 54. I do not feel a replacement is needed.

Issue 8

Assigned To: Landscape

Need a proposal to remove a couple declining Holly trees in the median on Lexington Oaks Boulevard between CR 54 and Post Oak Blvd.



Issue 9

Assigned To: Board Information

Noting Yellowstone has removed vines growing on shrubs at the entrance of the district from previous reports.

Issue 10

Assigned To: Landscape

Diagnosed and treat declining Arboricola between the Lexington Oaks Blvd. Road and sidewalk in front of Discovery Point daycare. Need to remove deadwood within them.

Issue 11

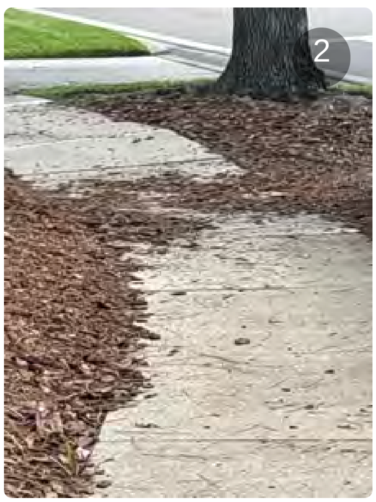
Assigned To: Clearvue

Treat small algae blooms and submerged weeds that have surfaced for pond 1A. Also, noting for the landscape vendor, there are a lot of grass clippings in this pond. Please ensure you are making every attempt to discharge cut grass away from the water.

Issue 12

Assigned To: Landscape

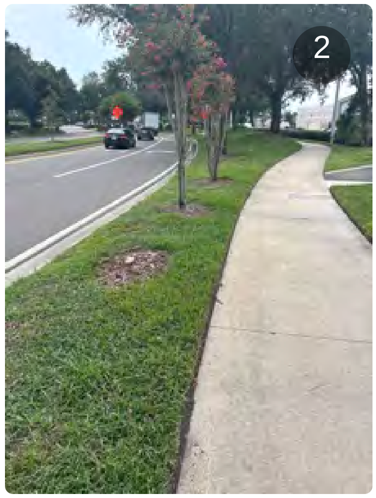
Ensure mulch is being blown back into the beds off of the sidewalks each service. Especially after a rain event.



Issue 13

Assigned To: Landscape

Provide a proposal to remove stump where a Crepe Myrtle was removed and install sod on the southwest corner of Lexington Oaks Boulevard and Post Oak Blvd.



Issue 14

Assigned To: Board Information

Noting Yellowstone has pruned and evened out most of the Viburnum hedges that line the right of ways of Lexington Oaks Blvd.

Issue 15

Assigned To: Landscape

Noting a Crepe Myrtle that could be considered for removal on Lexington Oaks Boulevard across the street from Del Mar Village entrance.

Issue 16

Assigned To: Landscape

Noting a dead Pine tree that needs removal between pond 10 A and Churchill Villas next to the sidewalk on Lexington Oaks Blvd.

Issue 17

Assigned To: Landscape

Need to remove down branches along Lexington Oaks Boulevard right of way between Pond 10 A and Churchill villas.

Issue 18

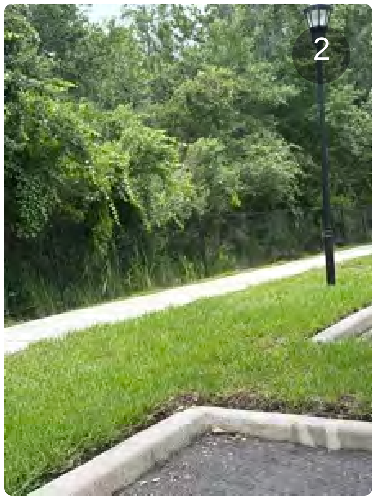
Assigned To: Landscape

Need to remove dead shrubs at the exit corner of the community amenities area in front of the Daycare monument. Also, need to remove dead shrubs in the islands of the parking lot. Provide a proposal to do so.

Issue 19

Assigned To: Landscape

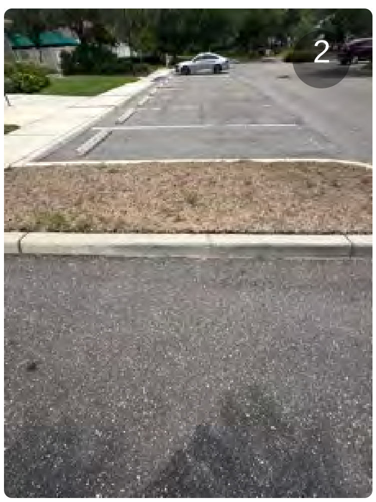
Prune back vegetation off the chain linked fence along the sidewalk in the community amenities area parking lot heading to the basketball court.



Issue 20

Assigned To: Landscape

Noting dead turf in front of the community fitness building that needs replacement. Provide a proposal to do so. Diagnose and treat declining turf in front of the entrance to the community clubhouse.



Issue 21

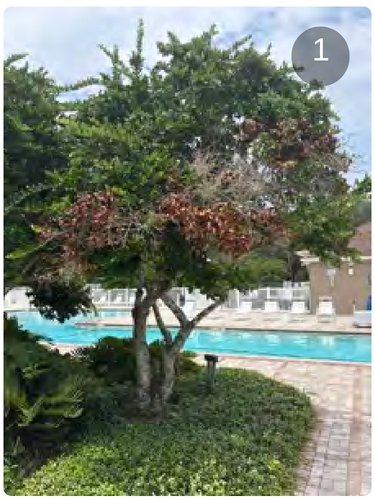
Assigned To: Landscape

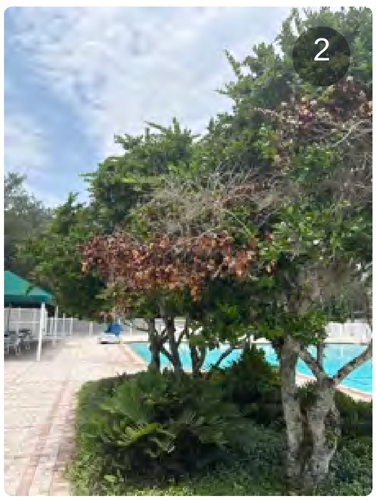
Treat paver weeds inside the community pool area.

Issue 22

Assigned To: Landscape

Diagnose and treat a declining Ligustrum tree inside the community pool area. Remove any dead or diseased material.





Issue 23

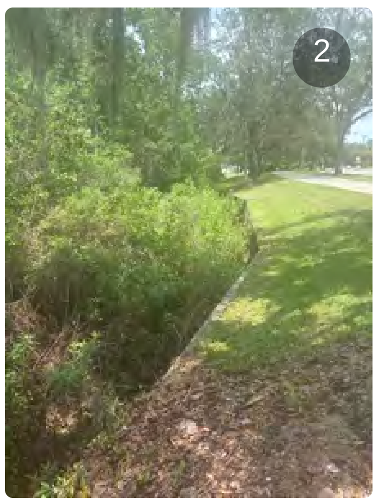
Assigned To: Landscape

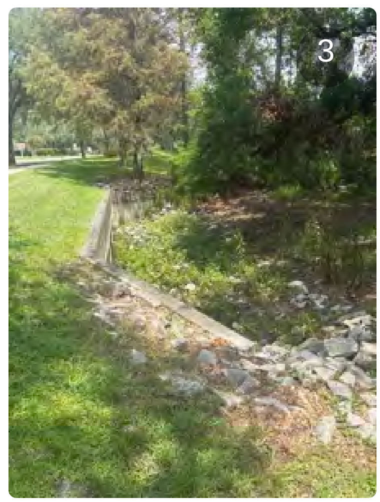
Treat Oleanders in front of the community clubhouse that have caterpillars present.

Issue 24

Assigned To: Clearvue

Aquatics vendor to provide a proposal to treat and maintain vegetation within a concrete structure that empties into a storm drain that traverses under Lexington Oaks Blvd. just south of Lexington Oaks Golf parking lot entrance.

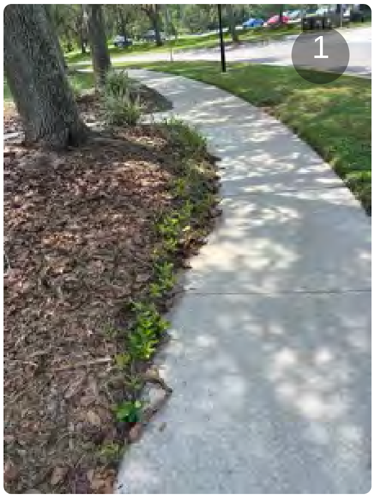




Issue 25

Assigned To: Landscape

Treat sucker growth and remove any dead plant material in the roundabout beds on Lexington Oaks Blvd.



Issue 26

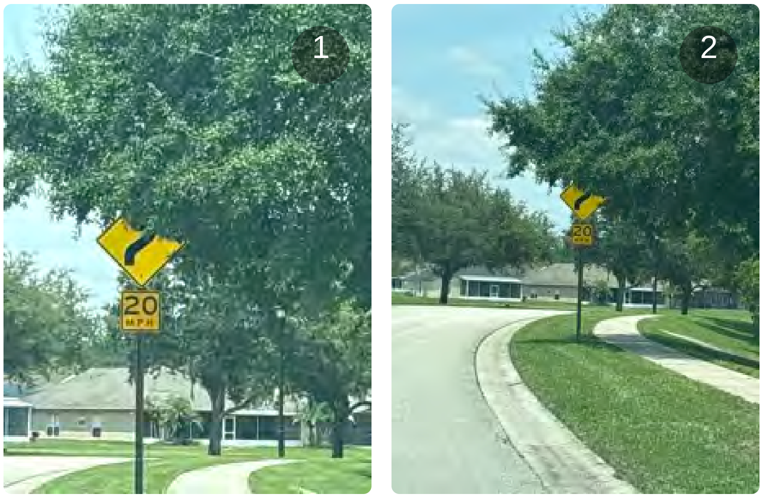
Assigned To: Landscape

Provide a proposal to remove dead shrubs in the median islands of Lexington Oaks Blvd. north of the roundabout.

Issue 27

Assigned To: Landscape

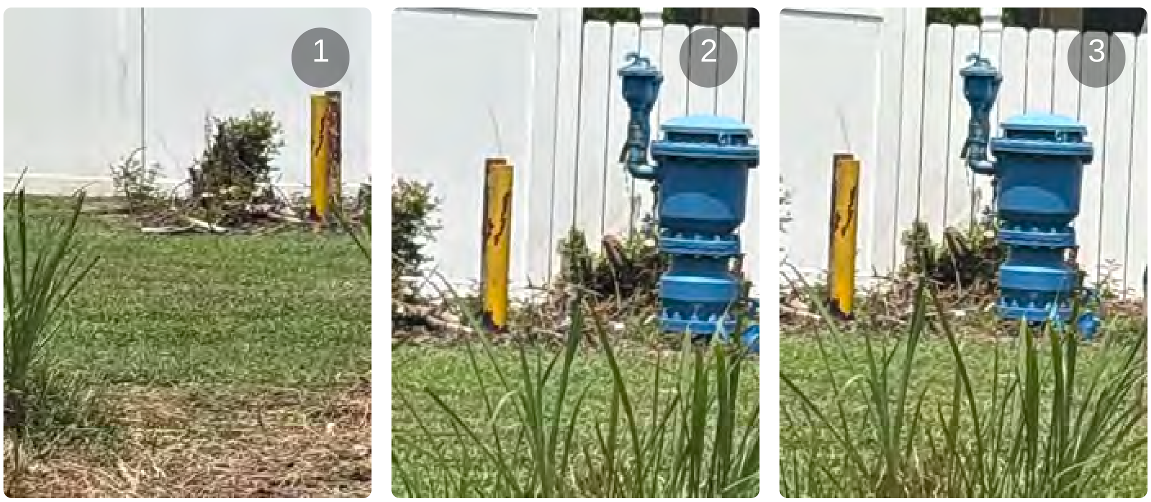
Raise the Oak canopy starting to block the sign on War Admiral Drive.



Issue 28

Assigned To: Landscape

Noting the Brazilian Peppers are starting to come back on War Admiral Drive at Commondable loop intersection. Need to treat with Garlon or similar product to prevent regrowth.



Issue 29

Assigned To: Landscape

Remove weeds growing on the Ilex Shillings at the tennis courts on Admiral Drive.

Issue 30

Assigned To: Landscape

Diagnose and treat declining turf in front of several monuments on Lexington Oaks Blvd. north of the roundabout.

Issue 31

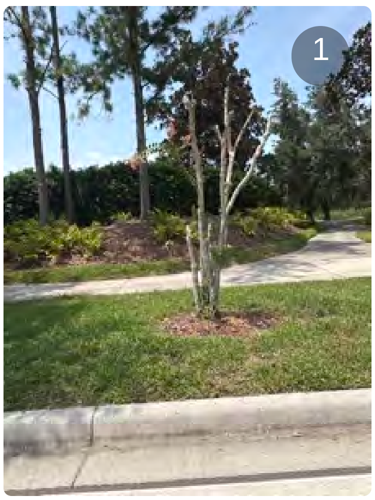
Assigned To: Landscape

There are a lot of vines on top of the Viburnums across the street from Pimlico Village and before entering Maywood Village. Have them removed.

Issue 32

Assigned To: Board Information and Landscaspe

There are a couple declining Crepe Myrtles that could be pulled in front of Pocono Village.

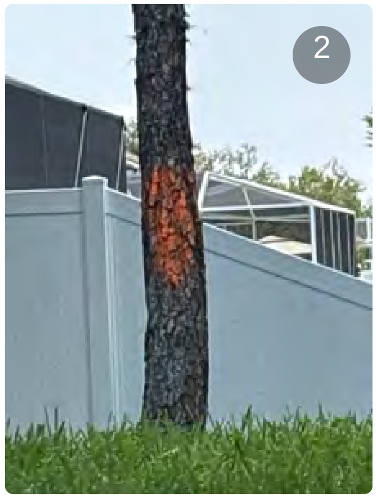


Issue 33

Assigned To: Board Information and Landscape

Noting dead pine tree marked for removal, just north of North Hampton Village.


1


2

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Lexington Oaks Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Lexington Oaks Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $____________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$________________
Total Reserve Fund [if Applicable]	$________________
Total Debt Service Funds	$________________
Total All Funds*	**$________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:	**Lexington Oaks Community Development District**
______________________________	____________________________________
Print Name:____________________	Print Name:__________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lexington Oaks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:	Lexington Oaks Community Development District
____________________________	____________________________
Print Name:____________________	Print Name:____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lexington Oaks
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

August 20, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

Lexington Oaks

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$70,000.00	$54,790.00	$18,733.35	$73,523.35	$70,000.00
Room Rentals	$20,000.00	$9,659.00	$10,341.00	$20,000.00	$20,000.00
Interest - Tax Collector	$2,234.00	$2,396.00	$0.00	$2,396.00	$0.00
Special Assmnts- Tax Collector	$1,845,499.00	$1,842,156.00	$3,343.00	$1,845,499.00	$1,873,596.63
Special Assmnts- Discounts	-$73,820.00	-$69,454.00	$0.00	-$69,454.00	-$74,943.87
Other Miscellaneous Revenues	$20,000.00	$12,575.00	$7,425.00	$20,000.00	$20,000.00
TOTAL REVENUES	**$1,883,913.00**	**$1,852,122.00**	**$39,842.35**	**$1,891,964.35**	**$1,908,652.77**
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	$24,000.00	$18,000.00	$6,000.00	$24,000.00	$24,000.00
Payroll-Other	$4,200.00	$6,371.00	$0.00	$6,371.00	$4,200.00
FICA Taxes	$2,157.00	$1,377.00	$780.00	$2,157.00	$2,157.30
Workers' Compensation	$30.00	$18.00	$12.00	$30.00	$30.00
ProfServ-Arbitrage Rebate	$1,700.00	$4,500.00	$0.00	$4,500.00	$1,700.00
ProfServ-Dissemination Agent	$1,000.00	$0.00	$1,000.00	$1,000.00	$1,000.00
ProfServ-Engineering	$20,000.00	$13,095.00	$6,905.00	$20,000.00	$20,000.00
ProfServ-Legal Services	$30,000.00	$12,643.00	$17,357.00	$30,000.00	$15,000.00
ProfServ-Mgmt Consulting	$65,180.00	$30,298.00	$11,044.20	$41,342.20	$63,282.00
ProfServ-Property Appraiser	$150.00	$150.00	$0.00	$150.00	$150.00
ProfServ-Special Assessment	$13,310.00	$13,310.00	$0.00	$13,310.00	$13,310.00
ProfServ-Trustee Fees	$7,323.00	$6,420.00	$0.00	$6,420.00	$6,914.00
ProfServ-Web Site Development	$2,000.00	$1,599.00	$401.00	$2,000.00	$2,000.00
Auditing Services	$7,500.00	$0.00	$7,500.00	$7,500.00	$7,500.00
Contract-Website Hosting	$1,553.00	$0.00	$1,553.00	$1,553.00	$1,599.60
Website Compliance	$1,520.00	$0.00	$1,520.00	$1,520.00	$1,520.00
Postage and Freight	$800.00	$967.00	$0.00	$967.00	$800.00
Insurance - General Liability	$17,607.00	$17,883.00	$0.00	$17,883.00	$18,487.35
Printing and Binding	$800.00	$0.00	$800.00	$800.00	$800.00
Legal Advertising	$2,000.00	$293.00	$1,707.00	$2,000.00	$2,000.00
Misc-Bank Charges	$1,100.00	$1,253.00	$0.00	$1,253.00	$1,100.00
Misc-Property Taxes	$2,000.00	$0.00	$2,000.00	$2,000.00	$2,000.00
Misc-Assessment Collection Cost	$36,910.00	$35,461.00	$1,449.00	$36,910.00	$37,471.93
Misc-County Tax Bill	$4,267.00	$5,152.00	$0.00	$5,152.00	$4,267.00
Office Supplies	$250.00	$0.00	$250.00	$250.00	$250.00
Annual District Filing Fee	$175.00	$175.00	$0.00	$175.00	$175.00
ProServ-Field Managment	$0.00	$0.00	$0.00	$0.00	$12,000.00
Total Administrative	**$247,532.00**	**$168,965.00**	**$60,278.20**	**$229,243.20**	**$243,714.18**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Field					
Contracts-Landscape	$204,974.00	$153,729.00	$51,245.00	$204,974.00	$217,398.00
Contracts-Irrigation	$25,272.00	$16,848.00	$8,424.00	$25,272.00	$0.00
Insurance - Property	$33,647.00	$31,060.00	$0.00	$31,060.00	$32,613.00
R&M-Entry Feature	$8,000.00	$6,279.00	$1,721.00	$8,000.00	$8,000.00
R&M-Irrigation	$30,000.00	$41,984.00	$0.00	$41,984.00	$10,000.00
R&M-Mulch	$22,040.00	$22,792.00	$0.00	$22,792.00	$25,000.00
R&M-Plant Replacement	$60,000.00	$11,257.00	$48,743.00	$60,000.00	$60,000.00
R&M-Sidewalk Cleaning	$12,000.00	$12,000.00	$0.00	$12,000.00	$12,000.00
R&M-Annuals	$26,250.00	$24,890.00	$1,360.00	$26,250.00	$26,250.00
R&M-Tree Replacement	$10,000.00	$0.00	$10,000.00	$10,000.00	$10,000.00
R&M-Tree Removal	$65,000.00	$29,300.00	$35,700.00	$65,000.00	$50,000.00
Misc-Contingency	$150,000.00	$46.00	$149,954.00	$150,000.00	$200,000.00
Capital Improvements	$100,000.00	$0.00	$100,000.00	$100,000.00	$100,000.00
Total Field	**$747,183.00**	**$350,185.00**	**$407,147.00**	**$757,332.00**	**$751,261.00**
Utilities					
Contracts-Solid Waste Services	$1,735.00	$4,304.00	$0.00	$4,304.00	$2,678.00
Communication - Teleph - Field	$8,400.00	$7,994.00	$2,733.24	$10,727.24	$8,917.29
Electricity - General	$160,000.00	$96,093.00	$32,855.33	$128,948.33	$160,000.00
Utility - Gas	$50,000.00	$66,565.00	$0.00	$66,565.00	$50,000.00
Utility - Water & Sewer	$20,000.00	$18,424.00	$6,299.38	$24,723.38	$30,079.23
Total Utilities	**$240,135.00**	**$193,380.00**	**$41,887.95**	**$235,267.95**	**$251,674.52**
Parks and Recreation					
Payroll-Salaries	$120,000.00	$91,777.00	$31,379.64	$123,156.64	$122,000.00
Payroll-Site Manager	$75,289.00	$57,830.00	$17,459.00	$75,289.00	$77,547.67
FICA Taxes	$14,584.00	$10,493.00	$4,091.00	$14,584.00	$15,265.40
Workers' Compensation	$8,490.00	$5,254.00	$3,236.00	$8,490.00	$8,490.00
Unemployment Compensation	$200.00	$31.00	$169.00	$200.00	$200.00
Contracts-Pools	$45,000.00	$30,045.00	$10,272.74	$40,317.74	$45,000.00
Contracts-Security Alarms	$1,000.00	$2,613.00	$0.00	$2,613.00	$1,000.00
Contracts-Sheriff	$15,000.00	$5,265.00	$9,735.00	$15,000.00	$15,000.00
Security Monitoring Services	$9,000.00	$2,720.00	$6,280.00	$9,000.00	$9,000.00
R&M-Clubhouse	$20,000.00	$19,251.00	$749.00	$20,000.00	$24,000.00
R&M-Parks	$5,000.00	$2,221.00	$2,779.00	$5,000.00	$5,000.00
R&M-Pools	$15,000.00	$11,807.00	$3,193.00	$15,000.00	$15,000.00
R&M-Fitness Center	$10,000.00	$5,484.00	$4,516.00	$10,000.00	$10,000.00
Misc-Property Taxes	$1,400.00	$0.00	$1,400.00	$1,400.00	$1,400.00
Security Enhancements	$5,000.00	$3,327.00	$1,673.00	$5,000.00	$5,000.00
Holiday Lighting & Decorations	$6,000.00	$10,334.00	$0.00	$10,334.00	$10,000.00
Op Supplies - Clubhouse	$18,000.00	$8,751.00	$9,249.00	$18,000.00	$18,000.00
Total Parks and Recreation	**$368,963.00**	**$267,203.00**	**$106,181.38**	**$373,384.38**	**$381,903.07**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Flood Control/Stormwater Mgmt					
Contracts-Lake and Wetland	$24,600.00	$18,450.00	$6,150.00	$24,600.00	$24,600.00
R&M-Lake	$3,000.00	$0.00	$3,000.00	$3,000.00	$3,000.00
R&M-Mitigation	$2,500.00	$0.00	$2,500.00	$2,500.00	$2,500.00
Total Flood Control/Stormwater Mgmt	**$30,100.00**	**$18,450.00**	**$11,650.00**	**$30,100.00**	**$30,100.00**
Reserves					
R&M-Boundary Walls/Fences/Monuments	$20,000.00	$68,615.00	$0.00	$68,615.00	$20,000.00
Reserve - Clubhouse	$15,000.00	$4,894.00	$10,106.00	$15,000.00	$15,000.00
Reserve - Fitness Center	$10,000.00	$3,300.00	$6,700.00	$10,000.00	$10,000.00
Reserve - Landscaping	$30,000.00	$36,500.00	$0.00	$36,500.00	$30,000.00
Reserve - Parks	$30,000.00	$64,492.00	$0.00	$64,492.00	$30,000.00
Reserve - Pool	$25,000.00	$0.00	$25,000.00	$25,000.00	$25,000.00
Reserve-Ponds & Drainage	$100,000.00	$107,150.00	$0.00	$107,150.00	$100,000.00
Reserve-Sidewalks & Irrigation	$20,000.00	$68,097.00	$0.00	$68,097.00	$20,000.00
Total Reserves	**$250,000.00**	**$353,048.00**	**$41,806.00**	**$394,854.00**	**$250,000.00**
TOTAL EXPENDITURES	**$1,883,913.00**	**$1,351,231.00**	**$668,950.53**	**$2,020,181.53**	**$1,908,652.77**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$500,891.00	-$629,108.18	-$128,217.18	$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$500,891.00	-$629,108.18	-$128,217.18	$0.00
FUND BALANCE, BEGINNING	$1,009,651.00	$1,009,651.00	$0.00	$1,009,651.00	$881,433.82
FUND BALANCE, ENDING	**$1,009,651.00**	**$1,510,542.00**	**-$629,108.18**	**$881,433.82**	**$881,433.82**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$1,009,651.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-$128,217.18
Estimated Funds Available - 9/30/2026	**$881,433.82**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	$881,433.82
Less: First Quarter Operating Reserve (1)	-$477,163.19
Less: Designated Reserves for Capital Projects	-$357,124.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	**$47,146.63**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest income on their checking account and other Money Market accounts.

Room Rentals
The District receives revenue from the rental of the Clubhouse for events.

Interest-Tax Collector
The District earns interest income on the Non-Ad Valorem Assessments from the Pasco County Tax Collector's office.

Special Assessment-Tax Collector
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessment-Discounts
Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for timely payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues
The District receives revenue from fitness lessons and various other small charges.

EXPENDITURES

Administrative

P/R-Board of Supervisors
Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive $200 per meeting. The amount for the fiscal year is based upon all supervisors attending to the meetings.

Payroll-Other
ADP administration fees charged for the payroll services.

FICA Taxes
Payroll Social Security and Medicare taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Workers' Compensation
Workers' compensation is insurance that provides medical care and wage replacement for employees who are insured or become ill due to their job.

Unemployment Compensation
The payroll unemployment taxes are based on the first $7,000 of wages paid to each Board of Supervisor in a calendar year. The budgeted amount for the fiscal year is calculated at 0.10% of the total Board of Supervisor's payroll expenditures.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

Professional Services-Arbitrage Rebate Calculation

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services-Management Consulting

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional-Property Appraiser

The District reimburses the Pasco County Property Appraiser for her or his necessary administrative costs. This includes the annual fee of $150 to expedite the annual processing that elects to use the Uniform Method of Collection.

Professional Service-Special Assessment

Administrative costs to put the District's assessments on the Tax Roll Accounting Services.

Professional Service-Trustee Fees

The District issued Series of Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees plus any out of pockets expenses.

Professional Service-Web Site Development

The District contracts services for a website at www.lexingtonoakscdd.org that contains information about the District.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the prior year actual amount.

Contracts-Website Hosting

The District is required to update their website and that data meets ADA standards. It has contracted with outside vendor to assure ADA guidelines are complying.

Website Compliance

The District is required to meet ADA standards. It has contracted with outside vendor to assure ADA guidelines are complying.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

Postage & Freight
Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is currently with Florida Municipal Insurance. FMI Insurance specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

Printing & Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Misc-Bank Charges
This includes bank charges and any other miscellaneous expenses that incurred during the year.

Misc-Property Taxes
Personal property tax on security equipment.

Misc-Assessment Collection Costs
The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Misc-County Tax Bill
The District pays a Non-Ad Valorem Assessments for Pasco County Stormwater and Solid Waste Assessment (Clubhouse) to the Pasco County.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filling Fee
The District is required to pay an annual fee of $175 to the Department of Community Affairs.

Operations and Maintenance

Field

Contracts-Landscape
The District has a contract for landscape maintenance with Yellowstone Landscape that includes general mowing, edging and maintenance.

Contracts-Irrigation
The District has a contract for maintenance with Ballenger that includes maintenance for the irrigation system.

Budget Narrative
Fiscal Year 2027

<u>Field</u> (continued)

Insurance-Property
The District's Property Insurance policy is currently with Florida Municipal Insurance. FMI Insurance specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

R&M-Entry Feature
This is for the repairs and maintenance of the Entry Feature and monuments for the District.

R&M-Irrigation
The landscaping contract with Ballenger includes repairs and maintenance of the irrigation system in the District.

R&M-Mulch
The landscaping contract with Yellowstone Landscape includes maintenance of mulch.

R&M-Plant Replacement
The landscaping contract with Yellowstone Landscape includes maintenance for new sod, clean up, and new flowering.

R&M-Sidewalk Cleaning
District sidewalks pressure washing.

R&M-Annuals
The landscaping contract with Yellowstone Landscape includes maintenance of annuals.

R&M-Tree Replacement
The landscaping contract with Yellowstone Landscape to replace trees.

R&M-Tree Removal
This is for the expenditures related to removing damaged trees.

Misc-Contingency
The costs associated with any other items not budgeted for within another line item.

Capital Improvements
The District will replace existing equipment or purchase new equipment for District facilities.

<u>Utilities</u>

Contracts-Solid Waste Services
The District has a contract for solid waste services with Waste Services of Florida, Inc. for $145 per month.

Communication-Telephone-Field
This is for the telephone usage in the field by the District.
- Verizon phone line # (813) 907 8719

Electricity-General
Electrical usage for District facilities and assets. Budget based on historical costs.

Utility-Gas
This is for the gas pool heater.

Budget Narrative
Fiscal Year 2027

Utilities (continued)

Utility-Water & Sewer
The Water and Sewer expense is based on historical usage. Pasco County Utilities Service

Parks and Recreation – General

Payroll-Salaries
This is the payroll for the Parks and Recreation staff.

Payroll-Site Manager
This is the payroll for the Site Manager

FICA Taxes
The payroll taxes are calculated at 7.65% of the total Park & Recreation and Lifeguards payroll expenditures.

Workers' Compensation
This is the workers' compensation for the Parks and Recreation staff.

Unemployment Compensation
The payroll unemployment taxes are based on the first $7,000 of wages paid to each employee in a calendar year. The budgeted amount for the fiscal year is calculated at 0.10% of the Park & Recreation and Lifeguards payroll expenditures

Contracts-Pools
The District has a contract with Caribbean Bay Pool Service for $1,500 per month service of the pool at the Recreation Center.

Contracts-Security Alarms
The District has a contract for the monitoring of security alarms to assist with safety.

Contracts-Sheriff
The District has a contract with the Pasco Sheriff's Office that provides off duty sheriff's patrol.

Security Monitoring Services
The District has a camera system that monitors the property for safety.

R&M-Clubhouse
This includes the repairs and maintenance of the Clubhouse and its equipment at the Recreation Center.

R&M-Parks
This includes the repairs and maintenance of the Parks in the District.

R&M-Pools
This includes any non-contractual repairs and maintenance of the pool at the Recreation Center.

R&M-Fitness Center
This includes any repairs and maintenance ($135 per month) to the new fitness center.

Miscellaneous-Property Taxes
Personal property taxes for the security equipment lease for TIP Capital.

Security Enhancements
This is for non-contractual security equipment expenditures.

Budget Narrative
Fiscal Year 2027

Parks and Recreation – General (continued)

Holiday Lighting & Decorations
This includes holidays lighting decoration throughout the District.

Op Supplies-Clubhouse
This includes drinking water and miscellaneous supplies needed for the Recreation Center.

Flood Control / Stormwater Management

Contracts-Lake and Wetland
The District has contracted services with American Ecosystem for treatment of the Lakes and Wetlands for $2,100 per month.

R&M-Lake
This is for any maintenance required for the lakes of the District.

R&M-Mitigation
This is for monitoring the water level and vegetation of the lakes and wetland of the District.

Reserves

Reserve-Signs/Monuments/Fence
This is the reserves for signs, monuments, and fences around the District.

Reserve-Clubhouse
This is the reserves for the repairs and replacement cost for a 15-year reserve period (reserve study) for the District's clubhouse. Amount based on reserve study.

Reserve-Fitness Center
This is the reserves for the repairs and replacement cost for a 15-year reserve period (reserve study) for the District's fitness center.
Amount based on reserve study.

Reserve-Landscaping
This is the reserve for the cost to restore the landscaping for the entrances and clubhouse to its original conditions.

Reserve-Parks
This is the reserve for the parks.

Reserve-Pool
This is the reserve for the pool.

Reserve-Ponds & Drainage
This is the reserve for the District's ponds and drainage.

Reserve-Sidewalks & Irrigation
This is the reserves for the replacement cost for a 15-year reserve period (reserve study) of sidewalks for the District (includes Hawthorne and Preakness gates). Amount based on reserve study.

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 002

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$100.00	$0.00	$100.00	$100.00	$0.00
Special Assmnts- Tax Collector	$27,494.00	$27,898.00	$0.00	$27,898.00	$28,617.02
Special Assmnts- Discounts	-$1,118.00	-$1,052.00	$0.00	-$1,052.00	-$1,144.68
Gate Bar Code/Remotes	$300.00	$475.00	$0.00	$475.00	$300.00
TOTAL REVENUES	**$26,776.00**	**$27,321.00**	**$100.00**	**$27,421.00**	**$27,772.34**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$517.00	$537.00	$0.00	$537.00	$572.34
Total Administrative	**$517.00**	**$537.00**	**$0.00**	**$537.00**	**$572.34**
Gatehouse					
Communication - Telephone	$600.00	$415.00	$185.00	$600.00	$600.00
Electricity - Gate	$550.00	$440.00	$150.44	$590.44	$600.00
R&M-Gate	$3,064.00	$3,545.00	$0.00	$3,545.00	$3,500.00
Total Gatehouse	**$4,214.00**	**$4,400.00**	**$335.44**	**$4,735.44**	**$4,700.00**
Reserves					
Reserve - Gate	$3,500.00		$3,500.00	$3,500.00	$3,500.00
Reserve - Roadways	$14,000.00	$0.00	$14,000.00	$14,000.00	$14,000.00
Reserve - Sidewalks	$5,000.00	$2,785.00	$2,215.00	$5,000.00	$5,000.00
Total Reserves	**$22,500.00**	**$2,785.00**	**$19,715.00**	**$22,500.00**	**$22,500.00**
TOTAL EXPENDITURES	**$27,231.00**	**$7,722.00**	**$20,050.44**	**$27,772.44**	**$27,772.34**
Excess (deficiency) of revenues					
Over (under) expenditures	-$455.00	$19,599.00	-$19,950.44	-$351.44	$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$19,599.00	-$19,950.44	-$351.44	$0.00
FUND BALANCE, BEGINNING	$121,263.00	$121,263.00	$0.00	$121,263.00	$120,911.56
FUND BALANCE, ENDING	**$121,263.00**	**$140,862.00**	**-$19,950.44**	**$120,911.56**	**$120,911.56**

Exhibit "B"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$121,263.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-$351.44
Estimated Funds Available - 9/30/2026	**$120,911.56**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	$120,911.56
Less: First Quarter Operating Reserve (1)	-$6,943.09
Less: Designated Reserves for Capital Projects	-$105,249.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	
Estimated Remaining Undesignated Cash as of 9/30/2027	**$8,719.47**

Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 003

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$500.00	$0.00	$500.00	$500.00	$0.00
Special Assmnts- Tax Collector	$47,935.00	$47,848.00	$87.00	$47,935.00	$48,511.70
Special Assmnts- Discounts	-$1,917.00	-$1,804.00	$0.00	-$1,804.00	-$1,940.47
Gate Bar Code/Remotes	$200.00	$282.00	$0.00	$282.00	$200.00
TOTAL REVENUES	**$46,718.00**	**$46,326.00**	**$587.00**	**$46,913.00**	**$46,771.23**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$917.00	$921.00	$0.00	$921.00	$970.23
Total Administrative	**$917.00**	**$921.00**	**$0.00**	**$921.00**	**$970.23**
Gatehouse					
Communication - Telephone	$691.00	$285.00	$406.00	$691.00	$691.00
Electricity - Gate	$690.00	$450.00	$153.86	$603.86	$690.00
R&M-Gate	$2,420.00	$7,138.00	$0.00	$7,138.00	$2,420.00
Total Gatehouse	**$3,801.00**	**$7,873.00**	**$559.86**	**$8,432.86**	**$3,801.00**
Reserves					
Reserves - Gate	$4,000.00	$0.00	$4,000.00	$4,000.00	$4,000.00
Reserve - Roadways	$32,000.00	$0.00	$32,000.00	$32,000.00	$32,000.00
Reserve - Sidewalks	$6,000.00	$12,798.00	$0.00	$12,798.00	$6,000.00
Total Reserves	**$42,000.00**	**$12,798.00**	**$36,000.00**	**$48,798.00**	**$42,000.00**
TOTAL EXPENDITURES	**$46,718.00**	**$21,592.00**	**$36,559.86**	**$58,151.86**	**$46,771.23**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$24,734.00	-$35,972.86	-$11,238.86	$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$24,734.00	-$35,972.86	-$11,238.86	$0.00
FUND BALANCE, BEGINNING	$202,225.00	$202,225.00	$0.00	$202,225.00	$190,986.14
FUND BALANCE, ENDING	**$202,225.00**	**$226,959.00**	**-$35,972.86**	**$190,986.14**	**$190,986.14**

Exhibit "C"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$202,225.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-$11,238.86
Estimated Funds Available - 9/30/2026	**$190,986.14**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	$190,986.14
Less: First Quarter Operating Reserve (1)	-$11,692.81
Less: Designated Reserves for Capital Projects	-$164,009.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	
Estimated Remaining Undesignated Cash as of 9/30/2027	**$15,284.33**

Notes

(1) Represents approximately 3 months of operating expenditures

Lexington Oaks

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget
Series 2021A Bonds
Series 2021B Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$5,113.00	$0.00	$5,113.00	$0.00
Special Assmnts- Tax Collector	$379,124.00	$378,437.00	$687.00	$379,124.00	$379,123.51
Special Assmnts- Discounts	-$15,165.00	-$14,268.00	$0.00	-$14,268.00	-$15,164.94
TOTAL REVENUES	**$363,959.00**	**$369,282.00**	**$687.00**	**$369,969.00**	**$363,958.57**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$7,582.00	$7,285.00	$297.00	$7,582.00	$7,582.47
Total Administrative	**$7,582.00**	**$7,285.00**	**$297.00**	**$7,582.00**	**$7,582.47**
Debt Service					
Debt Retirement Series A	$199,180.00	$200,180.00	$0.00	$200,180.00	$202,640.00
Debt Retirement Series B	$111,900.00	$115,900.00	$0.00	$115,900.00	$113,450.00
Interest Expense Series A	$32,327.00	$34,318.00	$0.00	$34,318.00	$30,305.46
Interest Expense Series B	$9,518.00	$10,548.00	$0.00	$10,548.00	$8,488.84
Total Debt Service	**$352,925.00**	**$360,946.00**	**$0.00**	**$360,946.00**	**$354,884.30**
TOTAL EXPENDITURES	**$360,507.00**	**$368,231.00**	**$297.00**	**$368,528.00**	**$362,466.77**
Excess (deficiency) of revenues Over (under) expenditures	$3,452.00	$1,051.00	$390.00	$1,441.00	$1,491.80
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$1,051.00	$390.00	$1,441.00	$1,491.80
FUND BALANCE, BEGINNING	$100,635.00	$100,635.00	$0.00	$100,635.00	$102,076.00
FUND BALANCE, ENDING	**$100,635.00**	**$101,686.00**	**$390.00**	**$102,076.00**	**$103,567.80**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2021A Bonds	$1,886,850.00	$1,692,060.00	$1,492,880.00	$1,290,240.00

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2021B Bonds	$683,420.00	$573,250.00	$461,350.00	$347,900.00

Series 2021A Amortization Schedule

Date	Outstanding Principal Balance	Principal	Interest Rate	Interest	Annual Debt Service	Total Annual Debt Service
11/1/21	$2,459,930.00			$9,432.46	$9,432.46	
5/1/22	$2,459,930.00	$198,420.00	2.03%	$24,968.29	$223,388.29	$232,820.75
11/1/22	$2,261,510.00			$22,954.33	$22,954.33	
5/1/23	$2,261,510.00	$184,720.00	2.03%	$22,954.33	$207,674.33	$230,628.66
11/1/23	$2,076,790.00			$21,079.42	$21,079.42	
5/1/24	$2,076,790.00	$189,940.00	2.03%	$21,079.42	$211,019.42	$232,098.84
11/1/24	$1,886,850.00			$19,151.53	$19,151.53	
5/1/25	$1,886,850.00	$194,790.00	2.03%	$19,151.53	$213,941.53	$233,093.06
11/1/25	$1,692,060.00			$17,174.41	$17,174.41	
5/1/26	$1,692,060.00	$199,180.00	2.03%	$17,174.41	$216,354.41	$233,528.82
11/1/26	$1,492,880.00			$15,152.73	$15,152.73	
5/1/27	$1,492,880.00	$202,640.00	2.03%	$15,152.73	$217,792.73	$232,945.46
11/1/27	$1,290,240.00			$13,095.94	$13,095.94	
5/1/28	$1,290,240.00	$201,730.00	2.03%	$13,095.94	$214,825.94	$227,921.88
11/1/28	$1,088,510.00			$11,048.38	$11,048.38	
5/1/29	$1,088,510.00	$208,550.00	2.03%	$11,048.38	$219,598.38	$230,646.76
11/1/29	$879,960.00			$8,931.59	$8,931.59	
5/1/30	$879,960.00	$214,830.00	2.03%	$8,931.59	$223,761.59	$232,693.18
11/1/30	$665,130.00			$6,751.07	$6,751.07	
5/1/31	$665,130.00	$216,580.00	2.03%	$6,751.07	$223,331.07	$230,082.14
11/1/31	$448,550.00			$4,552.78	$4,552.78	
5/1/32	$448,550.00	$221,900.00	2.03%	$4,552.78	$226,452.78	$231,005.56
11/1/32	$226,650.00			$2,300.50	$2,300.50	
5/1/33	$226,650.00	$226,650.00	2.03%	$2,300.50	$228,950.50	$231,251.00
Total		$1,886,850.00		$196,317.86	$2,083,167.86	$2,083,167.86

Series 2021B Amortization Schedule

Date	Outstanding Principal Balance	Principal	Interest Rate	Interest	Annual Debt Service	Total Annual Debt Service
11/1/21	$1,007,560.00			$3,501.83	$3,501.83	
5/1/22	$1,007,560.00	$109,650.00	1.84%	$9,269.55	$118,919.55	$122,421.38
11/1/22	$897,910.00			$8,260.77	$8,260.77	
5/1/23	$897,910.00	$106,210.00	1.84%	$8,260.77	$114,470.77	$122,731.54
11/1/23	$791,700.00			$7,283.64	$7,283.64	
5/1/24	$791,700.00	$108,280.00	1.84%	$7,283.64	$115,563.64	$122,847.28
11/1/24	$683,420.00			$6,287.46	$6,287.46	
5/1/25	$683,420.00	$110,170.00	1.84%	$6,287.46	$116,457.46	$122,744.92
11/1/25	$573,250.00			$5,273.90	$5,273.90	
5/1/26	$573,250.00	$111,900.00	1.84%	$5,273.90	$117,173.90	$122,447.80
11/1/26	$461,350.00			$4,244.42	$4,244.42	
5/1/27	$461,350.00	$113,450.00	1.84%	$4,244.42	$117,694.42	$121,938.84
11/1/27	$347,900.00			$3,200.68	$3,200.68	
5/1/28	$347,900.00	$114,830.00	1.84%	$3,200.68	$118,030.68	$121,231.36
11/1/28	$233,070.00			$2,144.24	$2,144.24	
5/1/29	$233,070.00	$116,030.00	1.84%	$2,144.24	$118,174.24	$120,318.48
11/1/29	$117,040.00			$1,076.77	$1,076.77	
5/1/30	$117,040.00	$117,040.00	1.84%	$1,076.77	$118,116.77	$119,193.54
Total		$683,420.00		$44,454.94	$727,874.94	$727,874.94

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessment-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessment-Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for timely payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc-Assessment Collection Costs

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually to pay down/retire the debt on May 1.

Interest Expense

The District pays interest expense on the debt on May 1 and November 1 of each year.

Lexington Oaks

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

		General Fund 001			Village Reserves			Series 2021A Debt Service			Series 2021B Debt Service			Total		
Product Type	Total Units	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change
No Debt																
SF 44 foot	127	$882.79	$869.55	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$882.79	$869.55	2%
SF 50 foot	245	$1,003.12	$988.08	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$1,003.12	$988.08	2%
SF 70 foot	80	$1,545.26	$1,522.08	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$1,545.26	$1,522.08	2%
SF 80 foot	3	$1,846.20	$1,818.51	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$1,846.20	$1,818.51	2%
SF 80 foot-H	28	$1,846.20	$1,818.51	2%	$529.94	$517.57	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$2,376.14	$2,336.08	2%
SF 80 foot-P	46	$1,846.20	$1,818.51	2%	$429.31	$424.21	1%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$2,275.50	$2,242.72	1%
Day Care	1	$6,557.59	$6,459.25	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$6,557.59	$6,459.25	2%
Golf Course	1	$16,487.65	$16,240.39	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$16,487.65	$16,240.39	2%
Series 2011																
SF 50 ft	308	$1,003.12	$988.08	2%	$0.00	$0.00	n/a	$338.43	$338.43	0%	$0.00	$0.00	n/a	$1,341.55	$1,326.51	1%
SF 70 ft	270	$1,545.26	$1,522.08	2%	$0.00	$0.00	n/a	$481.35	$481.35	0%	$0.00	$0.00	n/a	$2,026.61	$2,003.43	1%
SF 80 ft-H	26	$1,846.20	$1,818.51	2%	$529.94	$517.57	2%	$547.42	$547.42	0%	$0.00	$0.00	n/a	$2,923.56	$2,883.51	1%
Series 2017																
SF 44 ft	130	$882.79	$869.55	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$255.80	$255.80	0%	$1,138.59	$1,125.35	1%
SF 50 ft	115	$1,003.12	$988.08	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$309.29	$309.29	0%	$1,312.42	$1,297.37	1%
SF 70 ft	64	$1,545.26	$1,522.08	2%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$443.96	$443.96	0%	$1,989.21	$1,966.04	1%
SF 80 ft-P	67	$1,846.20	$1,818.51	2%	$429.31	$424.21	1%	$0.00	$0.00	n/a	$499.30	$499.30	0%	$2,774.80	$2,742.01	1%
	1,511															

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lexington Oaks Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:

LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: Mark Vega

Date: August 20, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Lexington Oaks Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: ________________________________
Lexington Oaks Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: ________________________________
Lexington Oaks Community Development District

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Lexington Oaks Community Development District (the **"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (the **"Board"**), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the **"FY 2026/2027"**) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Pasco County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 20, 2026.

Attested By:	**Lexington Oaks** **Community Development District**
__________________________ Print Name:____________________ ☐Secretary/☐Assistant Secretary	_______________________________ Print Name:__________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Notice of Meetings
Fiscal Year 2026/2027
Lexington Oaks Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 **Regular Meetings** of the Board of Supervisors of the Lexington Oaks Community Development District shall be held at **6:30 p.m. on the third Thursday of each month, at the Lexington Oaks Community Center, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544**. The meeting dates are as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The Board of Supervisors of the Lexington Oaks Community Development District will hold **workshops** for Fiscal Year 2027 to discuss various District matters **at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544 on the first Thursday of each month at 9:00 a.m.** as indicated below:

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at https://www.lexingtonoakscdd.org/ or by contacting the District Manager via email at mark.vega@inframark.com, 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark
Mark Vega
District Management

Publish: September 24, 2026 (The Business Observer – Pasco County Edition)

Notes to the Financial Statements

Financial Overview / Highlights

- ► Total revenues are currently at 98.31% of the annual budget. 99.82% of special assessments have been collected through June.
- ► Total expenditures are at approximately 71.72% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
Administration				
ProfServ-Arbitrage Rebate	$4,500	$1,700	265%	LLS Tax Solutions - arbitrage services.
ProfServ-Engineering	$13,095	$20,000	65%	Brletic Dvorak - engineering services thru April 2026.
ProfServ-Special Assessment	$13,310	$13,310	100%	Inframark - assessment/revenue collection services.
ProfServ-Trustee Fees	$6,420	$7,323	88%	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	$17,883	$17,607	102%	EGIS Insurance Advisors - premium paid for FY 2026.
Field				
Insurance-Property	$31,060	$33,647	92%	EGIS Insurance Advisors - premium paid for FY 2026.
R&M-Entry Feature	$6,279	$8,000	78%	Sitex Aquatics - fountain repairs $1,713; Advanced Energy Solutions - power repairs to marque sign $1,165; other miscellaneous repairs.
R&M-Irrigation	$41,984	$30,000	140%	Ballenger Landcare - irrigation repairs $40,829; other miscellaneous repairs.
R&M-Mulch	$22,792	$22,040	103%	Southeast Spreading Company - mulch installation pine bark.
R&M-Annuals	$24,890	$26,250	95%	Yellowstone Landscape - annual install $19,900; Wiley's Wholesale Plants - annual install $4,990.
Utilities				
Contracts-Solid Waste Service	$4,304	$1,735	248%	Waste Connections of FL - services for solid waste.
Parks and Recreation				
Workers Compensation	$5,254	$8,490	62%	EGIS Insurance Advisors - premium paid for FY 2026.
Contracts-Security Alarms	$2,613	$1,000	261%	Time on Target Pro Security - security monitoring $1,360; other monitoring fees.
R&M-Clubhouse	$19,251	$20,000	96%	Advanced Energy Solutions - repair electrical devices & panels, replace a/c heat breaker, reset GFCI $4,395; Tim Hawk - install heat kit, clean air ducts, a/c repairs $8,387; other miscellaneous supplies and repairs.
R&M-Pools	$11,807	$15,000	79%	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	$36,500	$30,000	122%	Blue Wave Lighting - landscape lighting.
Reserve - Parks	$64,492	$30,000	215%	Superior Sealers - resurface basketball court, sod expenses $57,190; Tampa Bay Awning - install awning $7,302.
Reserve - Ponds & Drainage	$107,150	$100,000	107%	Finn Outdoor - pond bank repair.
Reserve - Sidewalks & Irrigation	$68,097	$20,000	340%	Precision Sidewalk Saftey 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.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lexington Oaks Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

LEXINGTON OAKS

Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 1,771,061	$ -	$ -	$ -	$ 1,771,061
Accounts Receivable	563	-	-	-	563
Due From Other Districts	1,696	-	-	-	1,696
Due From Other Funds	-	140,916	221,256	18,064	380,236
Investments:					
Money Market Account	145,383	-	-	-	145,383
Reserve Fund A	-	-	-	23,167	23,167
Reserve Fund B	-	-	-	12,194	12,194
Revenue Fund A	-	-	-	37,705	37,705
Revenue Fund B	-	-	-	10,556	10,556
Prepaid Items	305	-	-	-	305
Deposits	-	-	5,711	-	5,711
Utility Deposits - TECO	855	-	-	-	855
TOTAL ASSETS	**$ 1,919,863**	**$ 140,916**	**$ 226,967**	**$ 101,686**	**$ 2,389,432**
LIABILITIES					
Accounts Payable	$ 22,552	$ 50	$ -	$ -	$ 22,602
Accrued Expenses	6,521	-	-	-	6,521
Sales Tax Payable	12	4	8	-	24
Due To Other Funds	380,236	-	-	-	380,236
TOTAL LIABILITIES	**409,321**	**54**	**8**	**-**	**409,383**

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - HAWTHORNE GATE	GENERAL FUND - PREAKNESS GATE	SERIES 2021 DEBT SERVICE FUND	TOTAL
FUND BALANCES					
Nonspendable:					
Prepaid Items	305	-	-	-	305
Deposits	855	-	-	-	855
Restricted for:					
Debt Service	-	-	-	101,686	101,686
Assigned to:					
Operating Reserves	361,129	1,183	1,180	-	363,492
Reserves - Boundary Walls/Fences/Monuments	28,952	-	-	-	28,952
Reserves - Clubhouse	55,000	-	-	-	55,000
Reserves - Fitness Center	34,915	-	-	-	34,915
Reserves - Gate	-	11,279	8,989	-	20,268
Reserves - Landscape	30,000	-	-	-	30,000
Reserves - Park	36,333	-	-	-	36,333
Reserves - Ponds & Drainage	34,300	-	-	-	34,300
Reserves - Pools	67,987	-	-	-	67,987
Reserves - Roadways	-	73,454	161,078	-	234,532
Reserves - Sidewalks	-	20,516	6,740	-	27,256
Reserves - Sidewalks & Irrigation	49,654	-	-	-	49,654
Reserves - Signs/Monuments/Fence	19,983	-	-	-	19,983
Unassigned:	791,129	34,430	48,972	-	874,531
TOTAL FUND BALANCES	**$ 1,510,542**	**$ 140,862**	**$ 226,959**	**$ 101,686**	**$ 1,980,049**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,919,863**	**$ 140,916**	**$ 226,967**	**$ 101,686**	**$ 2,389,432**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	JUN-26 ACTUAL
REVENUES						
Interest - Investments	$ 70,000	$ 52,501	$ 54,790	$ 2,289	78.27%	$ 5,646
Room Rentals	20,000	14,999	9,659	(5,340)	48.30%	1,950
Interest - Tax Collector	2,234	1,676	2,396	720	107.25%	442
Special Assmnts- Tax Collector	1,845,499	1,845,499	1,842,156	(3,343)	99.82%	15,792
Special Assmnts- Discounts	(73,820)	(73,820)	(69,454)	4,366	94.09%	-
Other Miscellaneous Revenues	20,000	15,002	12,575	(2,427)	62.88%	190
TOTAL REVENUES	**1,883,913**	**1,855,857**	**1,852,122**	**(3,735)**	**98.31%**	**24,020**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	24,000	18,000	18,000	-	75.00%	2,800
Payroll-Other	4,200	3,150	6,371	(3,221)	151.69%	793
FICA Taxes	2,157	1,618	1,377	241	63.84%	214
Unemployment Compensation	30	23	18	5	60.00%	3
ProfServ-Arbitrage Rebate	1,700	1,700	4,500	(2,800)	264.71%	-
ProfServ-Dissemination Agent	1,000	750	-	750	0.00%	-
ProfServ-Engineering	20,000	15,000	13,095	1,905	65.48%	-
ProfServ-Legal Services	30,000	22,500	12,643	9,857	42.14%	1,861
ProfServ-Mgmt Consulting	65,180	48,887	30,298	18,589	46.48%	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	6,420	903	87.67%	-
ProfServ-Web Site Development	2,000	1,500	1,599	(99)	79.95%	-
Auditing Services	7,500	7,500	-	7,500	0.00%	-
Contract-Website Hosting	1,553	1,165	-	1,165	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	JUN-26 ACTUAL
Website Compliance	1,520	1,140	-	1,140	0.00%	-
Postage and Freight	800	602	967	(365)	120.88%	382
Insurance - General Liability	17,607	17,607	17,883	(276)	101.57%	700
Printing and Binding	800	602	-	602	0.00%	-
Legal Advertising	2,000	1,500	293	1,207	14.65%	-
Misc-Bank Charges	1,100	825	1,253	(428)	113.91%	141
Misc-Property Taxes	2,000	2,000	-	2,000	0.00%	-
Misc-Assessment Collection Cost	36,910	36,910	35,461	1,449	96.07%	323
Misc-County Tax Bill	4,267	4,267	5,152	(885)	120.74%	-
Office Supplies	250	188	-	188	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	247,532	208,392	168,965	39,427	68.26%	9,058
Flood Control/Stormwater Mgmt						
Contracts-Lake and Wetland	24,600	18,450	18,450	-	75.00%	2,050
R&M-Lake	3,000	2,250	-	2,250	0.00%	-
R&M-Mitigation	2,500	1,875	-	1,875	0.00%	-
Total Flood Control/Stormwater Mgmt	30,100	22,575	18,450	4,125	61.30%	2,050
Field						
Contracts-Landscape	204,974	153,731	153,729	2	75.00%	17,081
Contracts-Irrigation	25,272	18,954	16,848	2,106	66.67%	-
Insurance - Property	33,647	33,647	31,060	2,587	92.31%	-
R&M-Entry Feature	8,000	6,000	6,279	(279)	78.49%	-
R&M-Irrigation	30,000	22,500	41,984	(19,484)	139.95%	2,942
R&M-Mulch	22,040	16,530	22,792	(6,262)	103.41%	-
R&M-Plant Replacement	60,000	45,000	11,257	33,743	18.76%	5,540
R&M-Sidewalk Cleaning	12,000	9,000	12,000	(3,000)	100.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	JUN-26 ACTUAL
R&M-Annuals	26,250	19,688	24,890	(5,202)	94.82%	8,750
R&M-Tree Replacement	10,000	7,501	-	7,501	0.00%	-
R&M-Tree Removal	65,000	48,750	29,300	19,450	45.08%	14,300
Misc-Contingency	150,000	112,500	46	112,454	0.03%	-
Capital Improvements	100,000	75,000	-	75,000	0.00%	-
Total Field	747,183	568,801	350,185	218,616	46.87%	48,613
Utilities						
Contracts-Solid Waste Services	1,735	1,301	4,304	(3,003)	248.07%	579
Communication - Teleph - Field	8,400	6,300	7,994	(1,694)	95.17%	869
Electricity - General	160,000	120,000	96,093	23,907	60.06%	12,092
Utility - Gas	50,000	37,500	66,565	(29,065)	133.13%	1,369
Utility - Water & Sewer	20,000	15,000	18,424	(3,424)	92.12%	1,585
Total Utilities	240,135	180,101	193,380	(13,279)	80.53%	16,494
Parks and Recreation						
Payroll-Salaries	120,000	90,000	91,777	(1,777)	76.48%	10,731
Payroll-Site Manager	75,289	56,467	57,830	(1,363)	76.81%	5,791
FICA Taxes	14,584	10,939	10,493	446	71.95%	1,054
Workers' Compensation	8,490	8,490	5,254	3,236	61.88%	-
Unemployment Compensation	200	150	31	119	15.50%	2
Contracts-Pools	45,000	33,750	30,045	3,705	66.77%	3,750
Contracts-Security Alarms	1,000	751	2,613	(1,862)	261.30%	73
Contracts-Sheriff	15,000	11,250	5,265	5,985	35.10%	-
Security Monitoring Services	9,000	6,750	2,720	4,030	30.22%	-
R&M-Clubhouse	20,000	15,002	19,251	(4,249)	96.26%	1,840
R&M-Parks	5,000	3,750	2,221	1,529	44.42%	1,932
R&M-Pools	15,000	11,250	11,807	(557)	78.71%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	JUN-26 ACTUAL
R&M-Fitness Center	10,000	7,500	5,484	2,016	54.84%	145
Misc-Property Taxes	1,400	1,400	-	1,400	0.00%	-
Security Enhancements	5,000	3,750	3,327	423	66.54%	-
Holiday Lighting & Decorations	6,000	4,500	10,334	(5,834)	172.23%	-
Op Supplies - Clubhouse	18,000	13,500	8,751	4,749	48.62%	1,124
Total Parks and Recreation	368,963	279,199	267,203	11,996	72.42%	26,442
Reserves						
R&M-Boundary Walls/Fences/Monuments	20,000	20,000	68,615	(48,615)	343.08%	-
Reserve - Clubhouse	15,000	15,000	4,894	10,106	32.63%	4,894
Reserve - Fitness Center	10,000	10,000	3,300	6,700	33.00%	3,300
Reserve - Landscaping	30,000	30,000	36,500	(6,500)	121.67%	18,250
Reserve - Parks	30,000	30,000	64,492	(34,492)	214.97%	-
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%	-
Total Reserves	250,000	250,000	353,048	(103,048)	141.22%	26,444
TOTAL EXPENDITURES & RESERVES	**1,883,913**	**1,509,068**	**1,351,231**	**157,837**	**71.72%**	**129,101**
Excess (deficiency) of revenues Over (under) expenditures	-	346,789	500,891	154,102	0.00%	(105,081)
Net change in fund balance	$ -	$ 346,789	$ 500,891	$ 154,102	0.00%	$ (105,081)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,009,651**	**1,009,651**	**1,009,651**			
FUND BALANCE, ENDING	**$ 1,009,651**	**$ 1,356,440**	**$ 1,510,542**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	JUN-26 ACTUAL
REVENUES						
Interest - Investments	$ 100	$ 75	$ -	$ (75)	0.00%	$ -
Special Assmnts- Tax Collector	27,949	27,949	27,898	(51)	99.82%	239
Special Assmnts- Discounts	(1,118)	(1,118)	(1,052)	66	94.10%	-
Gate Bar Code/Remotes	300	225	475	250	158.33%	66
TOTAL REVENUES	**27,231**	**27,131**	**27,321**	**190**	**100.33%**	**305**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	517	517	537	(20)	103.87%	5
Total Administration	517	517	537	(20)	103.87%	5
Gatehouse						
Communication - Telephone	600	450	415	35	69.17%	66
Electricity - Gate	550	413	440	(27)	80.00%	49
R&M-Gate	3,064	2,298	3,545	(1,247)	115.70%	-
Total Gatehouse	4,214	3,161	4,400	(1,239)	104.41%	115
Reserves						
Reserve - Gate	3,500	3,500	-	3,500	0.00%	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-
Reserve - Sidewalks	5,000	5,000	2,785	2,215	55.70%	-
Total Reserves	22,500	22,500	2,785	19,715	12.38%	-
TOTAL EXPENDITURES & RESERVES	**27,231**	**26,178**	**7,722**	**18,456**	**28.36%**	**120**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	JUN-26 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	-	953	19,599	18,646	0.00%	185
Net change in fund balance	$ -	$ 953	$ 19,599	$ 18,646	0.00%	$ 185
FUND BALANCE, BEGINNING (OCT 1, 2025)	**121,263**	**121,263**	**121,263**			
FUND BALANCE, ENDING	**$ 121,263**	**$ 122,216**	**$ 140,862**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	JUN-26 ACTUAL
REVENUES						
Interest - Investments	$ 500	$ 375	$ -	$ (375)	0.00%	$ -
Special Assmnts- Tax Collector	47,935	47,935	47,848	(87)	99.82%	410
Special Assmnts- Discounts	(1,917)	(1,917)	(1,804)	113	94.11%	-
Gate Bar Code/Remotes	200	150	282	132	141.00%	117
TOTAL REVENUES	**46,718**	**46,543**	**46,326**	**(217)**	**99.16%**	**527**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	917	917	921	(4)	100.44%	8
Total Administration	917	917	921	(4)	100.44%	8
Gatehouse						
Communication - Telephone	691	518	285	233	41.24%	54
Electricity - Gate	690	518	450	68	65.22%	49
R&M-Gate	2,420	1,815	7,138	(5,323)	294.96%	-
Total Gatehouse	3,801	2,851	7,873	(5,022)	207.13%	103
Reserves						
Reserve - Gate	4,000	4,000	-	4,000	0.00%	-
Reserve - Roadways	32,000	32,000	-	32,000	0.00%	-
Reserve - Sidewalks	6,000	6,000	12,798	(6,798)	213.30%	-
Total Reserves	42,000	42,000	12,798	29,202	30.47%	-
TOTAL EXPENDITURES & RESERVES	**46,718**	**45,768**	**21,592**	**24,176**	**46.22%**	**111**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	JUN-26 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	-	775	24,734	23,959	0.00%	416
Net change in fund balance	$ -	$ 775	$ 24,734	$ 23,959	0.00%	$ 416
FUND BALANCE, BEGINNING (OCT 1, 2025)	**202,225**	**202,225**	**202,225**			
FUND BALANCE, ENDING	**$ 202,225**	**$ 203,000**	**$ 226,959**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	JUN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 5,113	$ 5,113	0.00%	$ 248
Special Assmnts- Tax Collector	379,124	379,124	378,437	(687)	99.82%	3,244
Special Assmnts- Discounts	(15,165)	(15,165)	(14,268)	897	94.09%	-
TOTAL REVENUES	**363,959**	**363,959**	**369,282**	**5,323**	**101.46%**	**3,492**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	7,582	7,582	7,285	297	96.08%	66
Total Administration	7,582	7,582	7,285	297	96.08%	66
Debt Service						
Debt Retirement Series A	199,180	199,180	199,180	-	100.00%	-
Debt Retirement Series B	111,900	111,900	111,900	-	100.00%	-
Prepayments Series A	-	-	1,000	(1,000)	0.00%	-
Prepayments Series B	-	-	4,000	(4,000)	0.00%	-
Interest Expense Series A	32,327	32,327	34,318	(1,991)	106.16%	-
Interest Expense Series B	9,518	9,518	10,548	(1,030)	110.82%	-
Total Debt Service	352,925	352,925	360,946	(8,021)	102.27%	-
TOTAL EXPENDITURES	**360,507**	**360,507**	**368,231**	**(7,724)**	**102.14%**	**66**
Excess (deficiency) of revenues Over (under) expenditures	3,452	3,452	1,051	(2,401)	30.45%	3,426

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	JUN-26 ACTUAL
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	3,452	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**3,452**	**-**	**-**	**-**	**0.00%**	**-**
Net change in fund balance	$ 3,452	$ 3,452	$ 1,051	$ (2,401)	30.45%	$ 3,426
FUND BALANCE, BEGINNING (OCT 1, 2025)	**100,635**	**100,635**	**100,635**			
FUND BALANCE, ENDING	**$ 104,087**	**$ 104,087**	**$ 101,686**			

LEXINGTON OAKS

Community Development District

Supporting Schedules

June 30, 2026

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - Generalfund
For the Period Ending June 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	TOTAL Actual Thru 6/30/2026	FY2026 Total	Adopted Budget	% of Budget
Revenues																
Interest - Investments	$ 4,081	$ 3,815	$ 8,033	$ 8,189	$ 6,215	$ 6,554	$ 6,126	$ 6,134	$ 5,646	$ 5,833	$ 5,833	$ 5,833	$ 54,790	$ 72,292	$ 70,000	103%
Room Rentals	752	-	1,458	1,998	2,100	800	-	600	1,950	1,667	1,667	1,667	9,659	14,659	20,000	73%
Interest - Tax Collector	-	229	-	1,499	-	-	226	-	442	186	186	186	2,396	2,954	2,234	132%
Special Assmnts- Tax Collector	-	308,160	1,355,390	64,958	28,170	15,185	49,171	5,329	15,792	-	-	-	1,842,156	1,842,155	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	-	-	190	1,666	1,666	1,666	12,575	17,573	20,000	88%
Total Revenues	**5,120**	**299,165**	**1,317,430**	**74,733**	**36,798**	**27,313**	**55,482**	**12,063**	**24,020**	**9,352**	**9,352**	**9,352**	**1,852,122**	**1,880,180**	**1,883,913**	**100%**
Expenditures																
Administrative																
P/R-Board of Supervisors	2,800	2,000	1,800	1,600	2,000	1,000	3,000	1,000	2,800	2,000	2,000	2,000	18,000	24,000	24,000	100%
Payroll-Other	755	569	759	755	909	451	590	789	793	350	350	350	6,371	7,420	4,200	177%
FICA Taxes	214	153	138	122	153	77	230	77	214	180	180	180	1,377	1,918	2,157	89%
Unemployment Compensation	3	2	2	2	2	1	3	1	3	3	3	3	18	28	30	93%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	4,500	-	-	-	-	-	4,500	4,500	1,700	265%
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	-	-	83	83	83	-	249	1,000	25%
ProfServ-Engineering	-	1,680	4,575	1,830	1,410	1,125	2,370	105	-	1,667	1,667	1,667	13,095	18,096	20,000	90%
ProfServ-Legal Services	-	1,530	1,438	1,352	-	3,818	1,060	1,586	1,861	2,500	2,500	2,500	12,643	20,145	30,000	67%
ProfServ-Mgmt Consulting	5,274	5,274	5,274	5,274	5,274	(1,592)	1,841	1,841	1,841	5,431	5,431	5,431	30,298	46,594	65,180	71%
ProfServ-Property Appraiser	-	-	-	-	-	150	-	-	-	-	-	-	150	150	150	100%
ProfServ-Special Assessment	-	13,310	-	-	-	-	-	-	-	-	-	-	13,310	13,310	13,310	100%
ProfServ-Trustee Fees	6,420	-	-	-	-	-	-	-	-	-	-	-	6,420	6,420	7,323	88%
ProfServ-Web Site Development	-	-	-	-	-	-	1,599	-	-	167	167	167	1,599	2,100	2,000	105%
Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contract-Website Hosting	-	-	-	-	-	-	-	-	-	129	129	129	-	387	1,553	25%
Website Compliance	-	-	-	-	-	-	-	-	-	127	127	127	-	381	1,520	25%
Postage and Freight	98	86	44	134	85	94	30	16	382	66	66	66	967	1,167	800	146%
Insurance - General Liability	17,183	-	-	-	-	-	-	-	700	-	-	-	17,883	17,883	17,607	102%
Printing and Binding	-	-	-	-	-	-	-	-	-	66	66	66	-	198	800	25%
Legal Advertising	92	-	-	-	-	-	-	201	-	167	167	167	293	794	2,000	40%
Misc-Bank Charges	134	154	149	150	131	129	129	137	141	92	92	92	1,253	1,530	1,100	139%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Misc-Assessment Collection Cost	-	5,910	26,025	1,261	552	300	983	107	323	-	-	-	35,461	35,461	36,910	96%
Misc-County Tax Bill	-	5,152	-	-	-	-	-	-	-	-	-	-	5,152	5,152	4,267	121%
Office Supplies	-	-	-	-	-	-	-	-	-	21	21	21	-	63	250	25%
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	175	100%
Total Administrative	32,973	35,995	40,204	12,480	10,516	5,553	16,335	5,860	9,058	13,049	13,049	13,049	168,965	208,121	247,532	84%

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - Generalfund
For the Period Ending June 30, 2026

													TOTAL			
Account Description	**Oct Actual**	**Nov Actual**	**Dec Actual**	**Jan Actual**	**Feb Actual**	**Mar Actual**	**Apr Actual**	**May Actual**	**Jun Actual**	**Jul Budget**	**Aug Budget**	**Sep Budget**	**Actual Thru 6/30/2026**	**FY2026 Total**	**Adopted Budget**	**% of Budget**
Flood Control/Stormwater Mgmt																
Contracts-Lake and Wetland	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	18,450	24,600	24,600	100%
R&M-Lake	-	-	-	-	-	-	-	-	-	250	250	250	-	750	3,000	25%
R&M-Mitigation	-	-	-	-	-	-	-	-	-	208	208	208	-	624	2,500	25%
Total Flood Control/Stormwater Mgmt	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,508	2,508	2,508	18,450	25,974	30,100	86%
Field																
Contracts-Landscape	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	17,081	153,729	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	16,848	23,166	25,272	92%
Insurance - Property	31,060	-	-	-	-	-	-	-	-	-	-	-	31,060	31,060	33,647	92%
R&M-Entry Feature	-	-	-	1,615	-	646	3,418	600	-	667	667	667	6,279	8,280	8,000	104%
R&M-Irrigation	1,150	6,714	14,004	2,638	429	8,094	5,162	851	2,942	2,500	2,500	2,500	41,984	49,484	30,000	165%
R&M-Mulch	-	23,100	(308)	-	-	-	-	-	-	1,837	1,837	1,837	22,792	28,303	22,040	128%
R&M-Plant Replacement	-	3,062	-	-	-	2,656	-	-	5,540	5,000	5,000	5,000	11,257	26,258	60,000	44%
R&M-Sidewalk Cleaning	-	-	-	-	-	-	-	12,000	-	1,000	1,000	1,000	12,000	15,000	12,000	125%
R&M-Annuals	-	-	11,150	-	4,990	-	-	-	8,750	2,188	2,188	2,188	24,890	31,454	26,250	120%
R&M-Tree Replacement	-	-	-	-	-	-	-	-	-	833	833	833	-	2,499	10,000	25%
R&M-Tree Removal	-	-	1,400	6,500	1,600	-	-	5,500	14,300	5,417	5,417	5,417	29,300	45,551	65,000	70%
Misc-Contingency	-	-	-	-	46	-	-	-	-	12,500	12,500	12,500	46	37,546	150,000	25%
Capital Improvements	-	-	-	-	-	-	-	-	-	8,333	8,333	8,333	-	24,999	100,000	25%
Total Field	51,397	52,063	45,433	29,940	26,252	30,583	27,767	38,138	48,613	59,462	59,462	59,462	350,185	528,572	747,183	71%
Utilities																
Contracts-Solid Waste Services	408	406	470	466	459	468	519	528	579	145	145	145	4,304	4,738	1,735	273%
Communication - Teleph - Field	1,471	330	920	725	923	773	1,024	958	869	700	700	700	7,994	10,093	8,400	120%
Electricity - General	790	12,117	11,754	11,989	11,924	11,879	11,601	11,946	12,092	13,333	13,333	13,333	96,093	136,091	160,000	85%
Utility - Gas	123	1,312	8,179	11,523	15,033	15,685	7,082	6,257	1,369	4,167	4,167	4,167	66,565	79,064	50,000	158%
Utility - Water & Sewer	1,076	4,511	40	1,983	1,974	2,346	3,044	1,867	1,585	1,667	1,667	1,667	18,424	23,427	20,000	117%
Total Utilities	3,868	18,676	21,363	26,686	30,313	31,151	23,270	21,556	16,494	20,012	20,012	20,012	193,380	253,413	240,135	106%
Parks and Recreation																
Payroll-Salaries	12,605	8,526	8,223	8,618	7,579	7,328	13,264	14,903	10,731	10,000	10,000	10,000	91,777	121,777	120,000	101%
Payroll-Site Manager	8,603	5,791	5,791	5,791	5,791	5,791	5,791	8,687	5,791	6,274	6,274	6,274	57,830	76,649	75,289	102%
FICA Taxes	1,622	1,095	1,072	1,102	1,023	1,004	1,003	1,518	1,054	1,215	1,215	1,215	10,493	14,138	14,584	97%
Workers' Compensation	4,395	-	-	-	435	-	-	424	-	-	-	-	5,254	5,254	8,490	62%
Unemployment Compensation	-	-	-	14	7	3	3	2	2	17	17	17	31	82	200	41%
Contracts-Pools	-	3,750	3,750	3,795	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	30,045	41,295	45,000	92%
Contracts-Security Alarms	69	-	1,429	749	73	-	146	73	73	83	83	83	2,613	2,861	1,000	286%

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - Generalfund
For the Period Ending June 30, 2026

													TOTAL			
Account Description	**Oct Actual**	**Nov Actual**	**Dec Actual**	**Jan Actual**	**Feb Actual**	**Mar Actual**	**Apr Actual**	**May Actual**	**Jun Actual**	**Jul Budget**	**Aug Budget**	**Sep Budget**	**Actual Thru 6/30/2026**	**FY2026 Total**	**Adopted Budget**	**% of Budget**
Contracts-Sheriff	-	-	1,200	1,665	-	1,680	-	720	-	1,250	1,250	1,250	5,265	9,015	15,000	60%
Security Monitoring Services	-	-	-	-	-	-	2,040	680	-	750	750	750	2,720	4,970	9,000	55%
R&M-Clubhouse	3,813	-	5,297	4,141	285	570	2,211	1,094	1,840	1,666	1,666	1,666	19,251	24,249	20,000	121%
R&M-Parks	126	-	17	-	-	-	147	-	1,932	417	417	417	2,221	3,473	5,000	69%
R&M-Pools	4,672	-	715	-	2,210	1,620	1,763	827	-	1,250	1,250	1,250	11,807	15,557	15,000	104%
R&M-Fitness Center	628	765	839	547	927	1,027	461	145	145	833	833	833	5,484	7,983	10,000	80%
Misc-Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400	0%
Security Enhancements	-	1,708	-	-	-	-	1,619	-	-	417	417	417	3,327	4,578	5,000	92%
Holiday Lighting & Decorations	5,167	-	5,167	-	-	-	-	-	-	500	500	500	10,334	11,834	6,000	197%
Op Supplies - Clubhouse	1,439	-	210	1,853	265	-	2,661	1,199	1,124	1,500	1,500	1,500	8,751	13,251	18,000	74%
Total Parks and Recreation	43,139	21,635	33,710	28,275	22,345	22,773	34,859	34,022	26,442	29,922	29,922	29,922	267,203	356,966	368,963	97%
Total Expenditures	**133,427**	**130,419**	**142,760**	**99,431**	**91,476**	**92,110**	**104,281**	**101,626**	**102,657**	**124,953**	**124,953**	**124,953**	**998,183**	**1,373,046**	**1,633,913**	84%
Reserves																
R&M-Boundary Walls/Fences/Monuments	67,592	-	1,023	-	-	-	-	-	-	-	-	-	68,615	68,615	20,000	343%
Reserve - Clubhouse	-	-	-	-	-	-	-	-	4,894	-	-	-	4,894	4,894	15,000	33%
Reserve - Fitness Center	-	-	-	-	-	-	-	-	3,300	-	-	-	3,300	3,300	10,000	33%
Reserve - Landscaping	-	-	-	-	-	-	18,250	-	18,250	-	-	-	36,500	36,500	30,000	122%
Reserve - Parks	-	-	23,985	3,651	20,387	12,818	-	3,651	-	-	-	-	64,492	64,492	30,000	215%
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%
Total Reserves	67,592	49,000	46,935	61,801	24,737	12,818	60,070	3,651	26,444	-	-	-	353,048	353,048	250,000	141%
Total Expenditures & Reserves	**201,019**	**179,419**	**189,695**	**161,232**	**116,213**	**104,928**	**164,351**	**105,277**	**129,101**	**124,953**	**124,953**	**124,953**	**1,351,231**	**1,726,094**	**1,883,913**	92%
Excess (deficiency) of revenues Over (under) expenditures	$ (195,899)	$ 119,746	$1,127,735	$ (86,499)	$ (79,415)	$ (77,615)	$ (108,869)	$ (93,214)	$ (105,081)	$ (115,601)	$ (115,601)	$ (115,601)	500,891	154,086	-	0%
Fund Balance, Beginning (Oct 1, 2025)													**1,009,651**	**1,009,651**	**1,009,651**	
Fund Balance, Ending													**$ 1,510,542**	**$ 1,163,737**	**$ 1,009,651**	

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	ALLOCATION BY FUND: 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
01/09/26	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
05/12/26	6,511	-	133	6,643	5,329	81	138	717	377
06/08/26	4,866	-	99	4,966	3,984	60	103	536	282
06/15/26	14,089	-	303	14,720	11,809	179	307	1,590	836
TOTAL	$ 2,165,230	$ 86,578	$ 44,204	$ 2,296,340	$ 1,842,156	$ 27,898	$ 47,848	$ 247,985	$ 130,452
% COLLECTED				99.82%	99.82%	99.82%	99.82%	99.82%	99.82%
TOTAL OUTSTANDING				$ 4,166.80	$ 3,343	$ 51	$ 87	$ 450	$ 237

Cash and Investment Report
June 30, 2026

GENERAL FUND

Account Name	Bank Name	Account Number	Maturity	APY		Balance
Public Funds Now	Truist Bank	5579	n/a	0.01%	$	3,916
Government Interest Checking	Valley National Bank	0201	n/a	3.56%	$	1,767,145
				Subtotal	$	1,771,061
Public Funds Money Market Account	BankUnited	8441	n/a	3.37%	$	145,383
				GF Subtotal	$	1,916,444

DEBT SERVICE FUNDS

Account Name	Bank Name	Account Number	Maturity	Yield		Balance
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%		37,705
Series 2021 Revenue Fund B	US Bank	6000	n/a	3.50%		10,556
				Subtotal	$	83,622
				Grand Total	**$**	**2,000,066**

Bank Account Statement

Lexington Oaks CDD

Bank Account No.	0201		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101002 Balance	1,767,144.72	**Statement Balance**	1,797,984.91
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	1,797,984.91
Subtotal	1,767,144.72	**Outstanding Checks**	-30,840.19
Negative Adjustments	0.00	**Ending Balance**	1,767,144.72
Ending G/L Balance	1,767,144.72		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
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
05/07/2026	Payment	9914	FLORIDA DEPARTMENT OF HEALTH	Payment of Invoice 018756			-280.00
06/17/2026	Payment	9924	JENNIFER GREK	Check for Vendor V01086			-100.00
06/30/2026	Payment	100339	YELLOWSTONE LANDSCAPE	Inv: 1185831, Inv: 1185832, Inv: 1192295, Inv: 1193308,			-29,006.00
06/30/2026	Payment	300300	SPARK ENERGY GAS LLC	Inv: 19370905-ACH			-854.19
Total Outstanding Checks							-30,840.19

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

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

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

Account Statement

GOVERNMENT CHECKING - XXXXXX0201

SUMMARY FOR THE PERIOD: 06/01/26 - 06/30/26

LEXINGTON OAKS COMMUNITY DEVELOPMENT

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$1,879,455.24	+	$24,644.27	-	$106,114.60	=	$1,797,984.91

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$1,879,455.24
06/01	CHECK 9916	-$424.00		$1,879,031.24
06/01	CHECK 9917	-$3,651.17		$1,875,380.07
06/02	ACH DEBIT SPARK ENERGY LLC BILLPAYMNT 260602	-$4,335.67		$1,871,044.40
06/02	CHECK 100331	-$1,586.00		$1,869,458.40
06/02	CHECK 100336	-$2,050.00		$1,867,408.40
06/02	CHECK 100329	-$5,500.00		$1,861,908.40
06/02	CHECK 100335	-$17,081.00		$1,844,827.40
06/04	ACH DEBIT ADP Tax ADP Tax 260604 RWF7W 060412A01	-$163.20		$1,844,664.20
06/04	ACH DEBIT ADP WAGE PAY WAGE PAY 260604 752067917716F7W	-$698.80		$1,843,965.40
06/05	ACH DEBIT ADP PAYROLL FEES ADP FEES 260605 938640355085	-$199.26		$1,843,766.14
06/08	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260605 -001		$4,866.40	$1,848,632.54
06/08	ACH DEBIT ADP Tax ADP Tax 260608 RWF7W 060812A01	-$194.00		$1,848,438.54
06/08	ACH DEBIT ADP WAGE PAY WAGE PAY 260608 731067756596F7W	-$883.50		$1,847,555.04
06/10	CHECK 100328	-$105.00		$1,847,450.04

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
06/11	ACH DEBIT SPECTRUM SPECTRUM 260611	-$145.35		$1,847,304.69
06/11	ACH DEBIT ADP Tax ADP Tax 260611 RWF7W 061212A01	-$1,602.05		$1,845,702.64
06/11	ACH DEBIT ADP WAGE PAY WAGE PAY 260611 422582375978F7W	-$5,844.58		$1,839,858.06
06/12	ACH DEBIT WREC ELECTRIC 260612 0001265889	-$44.13		$1,839,813.93
06/12	ACH DEBIT WREC ELECTRIC 260612 0001265883	-$48.53		$1,839,765.40
06/12	ACH DEBIT WREC ELECTRIC 260612 0001265871	-$49.19		$1,839,716.21
06/12	ACH DEBIT ADP PAYROLL FEES ADP FEES 260612 944040036438	-$195.25		$1,839,520.96
06/12	ACH DEBIT WREC ELECTRIC 260612 0001265890	-$334.47		$1,839,186.49
06/12	ACH DEBIT WREC ELECTRIC 260612 0001265888	-$349.60		$1,838,836.89
06/12	ACH DEBIT WREC ELECTRIC 260612 0001265863	-$11,364.23		$1,827,472.66
06/12	CHECK 9922	-$80.50		$1,827,392.16
06/12	CHECK 9921	-$3,300.00		$1,824,092.16
06/15	ACH CREDIT PASCOTAX TAX ACC INVOICE GS20260610 -001		$14,530.79	$1,838,622.95
06/15	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100337*2606 12*INFRAMARK LLC\2 12731030\173322977 \212731030	-$1,840.70		$1,836,782.25
06/15	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100338*2606 12*BALLENGER LANDC ARE INC\212731027\ 173322975\21273102	-$2,942.26		$1,833,839.99
06/16	CHECK 9920	-$145.00		$1,833,694.99
06/16	CHECK 9919	-$18,250.00		$1,815,444.99
06/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260617	-$32.83		$1,815,412.16
06/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260617	-$39.25		$1,815,372.91
06/17	ACH DEBIT SPECTRUM SPECTRUM 260617	-$66.33		$1,815,306.58
06/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260617	-$227.08		$1,815,079.50
06/17	ACH DEBIT PASCOBCCUTENT UTILITYPMT 260617	-$1,326.40		$1,813,753.10
06/22	ACH DEBIT ADP PAYROLL FEES ADP FEES 260622 931242569968	-$398.52		$1,813,354.58
06/22	ACH DEBIT SPECTRUM SPECTRUM 260622	-$54.24		$1,813,300.34

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
06/23	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 260622 80000104024	-$5,471.20		$1,807,829.14
06/24	ACH DEBIT FLA DEPT REVENUE C01 260624 283062728	-$2.14		$1,807,827.00
06/25	ACH DEBIT ADP Tax ADP Tax 260625 RWF7W 062613A01	-$1,586.40		$1,806,240.60
06/25	ACH DEBIT ADP WAGE PAY WAGE PAY 260625 928343171148F7W	-$5,794.71		$1,800,445.89
06/25	ACH DEBIT SPECTRUM SPECTRUM 260625	-$447.62		$1,799,998.27
06/25	ACH DEBIT TECO/PEOPLE GAS UTILITYBIL 260625	-$515.10		$1,799,483.17
06/25	ACH DEBIT WASTE CONNECTION WEB_PAY 260625	-$579.10		$1,798,904.07
06/25	CHECK 9923	-$19.04		$1,798,885.03
06/26	ACH DEBIT VERIZON WIRELESS PAYMENTS 260626 082098437500001	-$60.66		$1,798,824.37
06/26	ACH DEBIT ADP Tax ADP Tax 260626 RWF7W 062614A02	-$194.00		$1,798,630.37
06/26	ACH DEBIT ADP WAGE PAY WAGE PAY 260626 695107631084F7W	-$883.50		$1,797,746.87
06/29	ACH DEBIT SPECTRUM SPECTRUM 260629	-$115.35		$1,797,631.52
06/29	CHECK 9925	-$4,893.69		$1,792,737.83
06/30	INTEREST CREDIT		$5,247.08	$1,797,984.91
Ending Balance				**$1,797,984.91**

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
06/01	9916	$424.00	06/29	9925*	$4,893.69
06/01	9917	$3,651.17	06/10	100328*	$105.00
06/16	9919*	$18,250.00	06/02	100329	$5,500.00
06/16	9920	$145.00	06/02	100331*	$1,586.00
06/12	9921	$3,300.00	06/02	100335*	$17,081.00
06/12	9922	$80.50	06/02	100336	$2,050.00
06/25	9923	$19.04			

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$1,823,986.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	$36,014.86	Interest Paid	$5,247.08

Withlacoochee River Electric Cooperative (WREC)

Account no.	Meter no.	Member ID No.	Notes	Description/Address	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Total
					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	4/26-5/22	5/22-6/21	
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	$ 8,619.59	$ 8,693.74	**$ 77,458.91**
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	1,324.81	1,387.07	**11,767.15**
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	42.32	42.38	**383.02**
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	41.13	41.06	**391.22**
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	49.93	50.56	**443.38**
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	50.25	50.90	**451.26**
1265884	33116812	0158 737 023	Pocono	Lexington Oaks Blvd Entry	43.18	41.64	42.17	42.17	41.85	41.64	41.56	41.46	41.60	**377.27**
1265885	33120622	0158 737 024	Maywood	Lexington Oaks Blvd Entry	43.29	43.13	44.71	45.87	43.54	43.33	43.81	43.92	44.04	**395.64**
1265886	33120621	0158 737 025	Northampton	Lexington Oaks Blvd Entry	44.14	43.65	44.39	44.39	44.29	44.17	44.78	44.46	44.92	**399.19**
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	264.17	268.47	**2,655.60**
1265864	93039900	0158 737 002	DelMar	Affirmed Dr Ent 2	48.98	48.08	62.53	62.75	48.92	47.88	48.21	48.33	48.80	**464.48**
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	42.42	42.59	**384.49**
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	41.99	41.93	**379.81**
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	42.32	42.38	**384.81**
1265869	93039345	0158 737 008	Roundabout	Lexington Oaks Blvd Lights	44.79	44.91	45.65	45.65	45.23	43.54	43.38	43.18	43.27	**399.60**
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	580.89	570.82	**5,374.81**
1265870	48250142	0158 737 009	Well	Lexington Oaks Blvd Well	43.07	42.90	43.33	43.44	43.33	42.80	43.06	43.06	43.27	**388.26**
Subtotal					$ 11,420.49	$ 11,194.36	$ 11,445.89	$ 11,484.93	$ 11,557.68	$ 11,222.10	$ 11,311.42	$ 11,364.23	$ 11,497.80	**$102,498.90**
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	$ 349.60	$ 363.09	**$ 2,313.21**
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	44.13	44.26	**$ 396.70**
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	334.47	404.58	**$ 2,403.84**
Total 001-543006-53903					**$ 12,116.68**	**$ 11,753.87**	**$ 12,033.71**	**$ 11,879.73**	**$ 11,879.42**	**$ 11,601.48**	**$ 11,945.60**	**$ 12,092.43**	**$ 12,309.73**	**$107,612.65**

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	4/26-5/22	5/22-6/21	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	$ 48.53	$ 48.90	**$ 438.41**
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	4/26-5/22	5/22-6/21	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	$ 49.19	$ 49.58	**$ 448.34**
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	5/8-6/7	6/8-7/7	Total
820984375-000(	813-597-1288 / 813-486-3333	John Adams	John Adams	$ 80.14	$ 80.14	$ 85.13	$ 80.13	$ 80.13	$ (30.07)	$ 50.03	$ 60.66		**$ 486.29**
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	5/10-6/9	6/10-7/9	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	115.35	115.35	**$ 1,016.75**
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	4/30-5/29	5/30-6/29	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	150.03	150.03	**$ 1,310.33**
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	5/6-6/5	6/6-7/5	Total
8337 13 001 1294172				Comm Fitness - TV/Internet/Voice	$ 419.97	419.97	419.97	419.97	447.74	447.74	447.68	447.62	447.62	$ 3,918.28
001-541005-53903														

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	5/23-6/22	6/23-7/22	Total
8337 13 001 1307180				26723 Lexington Oaks Blvd	$ 140.00	-	-	140.00	145.35	145.35	145.35	145.35		$ 861.40
001-541005-53903														
Subtotal					**$ 890.11**	**$ 750.11**	**$ 755.10**	**$ 890.10**	**$ 938.66**	**$ 828.46**	**$ 908.50**	**$ 919.01**	**$ 713.00**	**$ 7,593.05**

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	4/28-5/27	5/28-6/27	Total
8337 13 01 1294149				5442 Spectacular Bid Dr, GTHS	$ 50.00	$ 50.00	50.00	50.00	50.00	66.39	66.39	66.33	66.33	$ 515.44
002-541003-53904														

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	5/8-6/7	6/8-7/7	Total
8337 13 001 1684133				5443 Silver Charm Ter GTHS	$ (91.81)	(51.81)	(11.81)	28.19	40.00	54.28	54.24	54.24	54.24	$ 129.76
003-541003-53904														

Pasco County Utilities Service

Account no.			Description	Description/Address	9/14-10/14	10/15-11/15	11/15-12/16	12/16-1/15	1/15-2/14	2/14-3/16	3/16-4/15	4/15-5/16	5/14-6/13	Total
0408090	13403643		0408090	0 War Admiral Dr	$ 83.31	$ 39.25	$ 39.25	$ 67.01	$ 46.19	$ 60.07	$ 67.01	$ 39.25	$ 46.19	**$ 487.53**
0408095	12560928		0408095	5801 War Admiral	2,088.71	293.01	293.01	317.30	299.95	362.41	$ 293.01	227.08	70.93	**4,245.41**
0402235	09062139		0402235	26304 Lexington Oaks Blvd	709.36	1,255.70	1,595.06	1,566.78	1,909.70	2,621.78	$ 1,425.38	1,326.40	1,340.54	**13,750.70**

Pasco County Utilities Service

Account no.			Description	Description/Address	9/16-10/16	10/17-11/15	11/15-12/16	12/16-1/15	1/15-2/14	2/14-3/16	3/16-4/15	4/30-5/16	5/17-6/16	Total
0010320	08404808		0010320	26304 Lexington Oaks Blvd	$ 41.16	39.69	15.68	62.23	36.75	53.90	40.67	32.83	46.06	**368.97**
Total 001-543021-53903					**$ 2,922.54**	**$ 1,627.65**	**$ 1,943.00**	**$ 2,013.32**	**$ 2,292.59**	**$ 3,098.16**	**$ 1,826.07**	**$ 1,625.56**	**$ 1,503.72**	**$ 18,852.61**

TECO People Gas

Account no.			Description	Description/Address	9/27-10/30	10/31-11/27	11/28-12/30	12/31-1/29	1/30-2/28	2/29-3/26	3/29-4/29	4/30-5/27	5/28-6/30	Total
211008968748	ANX03059	211008968748		26304 Lexington Oaks Blvd	$ 504.28	$ 2,617.44	$ 3,543.02	$ 3,690.91	$ 3,424.23	$ 2,148.15	$ 1,921.53	$ 515.10	$ 151.00	**$ 18,515.66**
001-543019-53903				Customer Svc 813-228-1010										

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	4/27-5/27	5/28-6/26	Total
5100996699				26304 Lexington Oaks Blvd	$ 808.21	$ 5,561.17	$ 8,139.95	$ 11,342.29	$ 12,261.25	$ 4,934.03	$ 4,335.67	$ 854.19		**$ 48,236.76**
001-543019-53903				Customer Svc 888-425-9140										
Total					**$ 1,312.49**	**$ 8,178.61**	**$ 11,682.97**	**$ 15,033.20**	**$ 15,685.48**	**$ 7,082.18**	**$ 6,257.20**	**$ 1,369.29**	**$ 151.00**	**$ 66,752.42**

Check Register Summary

DATE	CHECK NUMBERS	AMOUNT
6/01/26 - 6/30/26	9919 - 9925 100337 - 100339 300293 - 300306	$87,428
TOTAL		$87,428

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid

GENERAL FUND - 001

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100337							
001	06/12/26	INFRAMARK LLC	180927	Management Fees - JUN2026	ProfServ-Mgmt Consulting	531027-51201	$1,840.70
						Check Total	*$1,840.70*
CHECK # 100338							
001	06/12/26	BALLENGER LANDCARE, INC	867	Broken Pressure Valve & Sod CREDIT	R&M-Irrigation	546041-53901	$2,942.26
						Check Total	*$2,942.26*
CHECK # 100339							
001	06/30/26	YELLOWSTONE LANDSCAPE	1193309	Landscape Enhancement 6 Jatropha	R&M-Plant Replacement	546071-53901	$390.00
001	06/30/26	YELLOWSTONE LANDSCAPE	1193308	Landscape Enhancement 12 Viburnums	R&M-Plant Replacement	546071-53901	$1,225.00
001	06/30/26	YELLOWSTONE LANDSCAPE	1185831	Hartack Landscape Enhancement	R&M-Plant Replacement	546071-53901	$1,560.00
001	06/30/26	YELLOWSTONE LANDSCAPE	1185832	May Annual Installation	R&M-Annuals	546140-53901	$8,750.00
001	06/30/26	YELLOWSTONE LANDSCAPE	1192295	JUN26 MONTHLY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	$17,081.00
						Check Total	*$29,006.00*
CHECK # 300293							
001	06/01/26	SPARK ENERGY GAS LLC	93420825-ACH	Summary as of 05/11/26	Utility - Gas	543019-53903	$4,335.67
						Check Total	*$4,335.67*
CHECK # 300294							
001	06/09/26	PASCO COUNTY UTILITIES SERVICE	24387916-ACH	SVC PRD 3/13-4/14/26	WATER & SEWER	543021-53903	$40.67
						Check Total	*$40.67*
CHECK # 300295							
001	06/09/26	CHARTER COMMUNICATIONS	1294156043026-ACH	Bill PRD 04/30/26-05/29/26	ACCT# 8337130011294156	541005-53903	$150.03
						Check Total	*$150.03*
CHECK # 300296							
001	06/16/26	PASCO COUNTY UTILITIES SERVICE	052726-0010320-ACH	SVC PRD 4/14-5/14/26	WATER & SEWER	543021-53903	$32.83
						Check Total	*$32.83*
CHECK # 300297							
001	06/16/26	PASCO COUNTY UTILITIES SERVICE	052726-9245-ACH	SVC PRD 4/14-5/14/26	WATER & SEWER	543021-53903	$1,326.40
						Check Total	*$1,326.40*
CHECK # 300298							
001	06/16/26	PASCO COUNTY UTILITIES SERVICE	052726-8095-ACH	SVC PRD 4/14-5/14/26	WATER & SEWER	543021-53903	$227.08
						Check Total	*$227.08*
CHECK # 300299							
001	06/16/26	WITHLACOOCHEE RIVER	052826-10158737-ACH	SVC PRD 4/22-5/22/26	Electricity - General	543006-53903	$11,364.23
						Check Total	*$11,364.23*
CHECK # 300300							
001	06/30/26	SPARK ENERGY GAS LLC	19370905-ACH	Summary as of 06/09/26	Utility - Gas	543019-53903	$854.19
						Check Total	*$854.19*
CHECK # 300302							
001	06/09/26	CHARTER COMMUNICATIONS	1307180052326-ACH	SVC PRD 5/23-6/22/26	ACCT# 8337130011307180	541005-53903	$145.35
						Check Total	*$145.35*
CHECK # 300304							
001	06/23/26	CHARTER COMMUNICATIONS	1294172060626-ACH	Spectrum Business JUN2026	ACCT# 8337130011294172 Spectrum Business MAY2026	541005-53903	$447.62
						Check Total	*$447.62*

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300305							
001	06/29/26	CHARTER COMMUNICATIONS	1295609061026-ACH	SVC PRD 6/10/26-7/9/26	ACCT# 8337130011295609 SVC PRD 6/10/26-7/9/26	541005-53903	$115.35
						Check Total	*$115.35*
CHECK # 300306							
001	06/22/26	TRUIST BANK	052626-1805-ACH	May Purchases	OP SUPPLIES	552003-57201	$1,123.50
001	06/22/26	TRUIST BANK	052626-1805-ACH	May Purchases	CLUBHOUSE REPAIRS/MAINT	546015-57201	$1,524.52
001	06/22/26	TRUIST BANK	052626-1805-ACH	May Purchases	SEC ALARMS	534090-57201	$73.18
001	06/22/26	TRUIST BANK	052626-1805-ACH	May Purchases	PAYROLL SALARIES	512001-57201	$2,750.00
						Check Total	*$5,471.20*
CHECK # 9919							
001	06/10/26	BLUE WAVE LIGHTING	25626	Landscape Lighting Final	Reserve - Landscaping	568106-58100	$18,250.00
						Check Total	*$18,250.00*
CHECK # 9920							
001	06/10/26	FITNESS LOGIC	129986	5/21/26 MONTHLY MAINT & CLEANING OF EQUIPMENT	MONTHLY MAINT & CLEANING OF EQUIPMENT	546137-57201	$145.00
						Check Total	*$145.00*
CHECK # 9921							
001	06/10/26	TRICIA THULL	062326-PAINT	PAINTING OF FITNESS CENTER DEPOSIT	Painting the Fitness Center	568086-58100	$3,300.00
						Check Total	*$3,300.00*
CHECK # 9922							
001	06/10/26	WILHELMI, TODD	TW-052626	Mileage reimbursement 10/9/25-4/23/26	Op Supplies - Clubhouse	552003-57201	$80.50
						Check Total	*$80.50*
CHECK # 9923							
001	06/17/26	FEDEX	9-321-77713	FEDEX CHARGES	Postage and Freight	541006-51301	$19.04
						Check Total	*$19.04*
CHECK # 9924							
001	06/17/26	JENNIFER GREK	060926-JG	Partial Refund of Rental Fee	REF FROM RENTAL FEE	369900-0	$100.00
						Check Total	*$100.00*
CHECK # 9925							
001	06/22/26	TRICIA THULL	061626	Painting Clubhouse and Drinking Fountain	Reserve - Clubhouse	568046-58100	$4,893.69
						Check Total	*$4,893.69*
CHECK # DD1286							
001	06/15/26	PASCO COUNTY UTILITIES SERVICE	052726-040809-ACH	SVC PRD 4/14-5/14/26	WATER & SEWER	543021-53903	$39.25
						Check Total	*$39.25*
CHECK # DD1287							
001	06/17/26	CHARTER COMMUNICATIONS	1294156053026-ACH	Bill PRD 05/30/26-06/29/26	ACCT# 8337130011294156	541005-53903	$150.03
						Check Total	*$150.03*
CHECK # DD1288							
001	06/24/26	TECO PEOPLE'S GAS- ACH	060326-8748-ACH	SERVICE 5/5/26-06/02/26	Utility - Gas	543019-53903	$515.10
						Check Total	*$515.10*
CHECK # DD1289							
001	06/12/26	WITHLACOOCHEE RIVER	052826-5888-ACH	SVC PRD 4/21-5/22/26	ACCT 1265888	543006-53903	$349.60
						Check Total	*$349.60*
CHECK # DD1290							
001	06/12/26	WITHLACOOCHEE RIVER	052826-5890-ACH	SVC PRD 4/22-5/22/26	ACCT 1265890	543006-53903	$334.47
						Check Total	*$334.47*

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD1293							
001	06/12/26	WITHLACOOCHEE RIVER	052826-5889-ACH	SVC PRD 4/22-5/22/26	ACCT 1265889	543006-53903	$44.13
						Check Total	*$44.13*
CHECK # DD1294							
001	06/01/26	VERIZON WIRELESS	6143016281-ACH	SVC PRD 4/8-5/7/26	VERIZON APRIL 2026	541005-53903	$50.03
						Check Total	*$50.03*
CHECK # DD1295							
001	06/25/26	VERIZON WIRELESS	6145531709-ACH	SVC PRD 5/8-6/7/26	Communication - Teleph - Field	541005-53903	$60.66
						Check Total	*$60.66*
CHECK # DD1296							
001	06/25/26	WASTE CONNECTIONS OF FL- ACH	8937427W425-ACH	WASTE REMOVAL JULY 2026	ACCT# 6425-009914	534039-53903	$579.10
						Check Total	*$579.10*
						Fund Total	**$87,210.18**

GENERAL FUND - HAWTHORNE GATE - 002

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300301							
002	06/15/26	CHARTER COMMUNICATIONS	1294149052826-ACH	SVC PRD 5/28-6/27/26	ACCT# 8337130011294149	541003-53904	$66.33
						Check Total	*$66.33*
CHECK # DD1292							
002	06/12/26	WITHLACOOCHEE RIVER	052826-5883-ACH	SVC PRD 4/22-5/22/26	ACCT 1265883	543031-53904	$48.53
						Check Total	*$48.53*
						Fund Total	**$114.86**

GENERAL FUND - PREAKNESS GATE - 003

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300303							
003	06/22/26	CHARTER COMMUNICATIONS	1684133060326-ACH	SVC PRD 6/3-7/2/26	ACCT # 83371300116844133	541003-53904	$54.24
						Check Total	*$54.24*
CHECK # DD1291							
003	06/12/26	WITHLACOOCHEE RIVER	052826-5871-ACH	SVC PRD 4/22-5/22/26	WREC ACH	543031-53904	$49.19
						Check Total	*$49.19*
						Fund Total	**$103.43**

Total Checks Paid	**$87,428.47**