INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Lexington Oaks Community Development District*

**September 17, 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, September 17, 2026, at 6:30 p.m.

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The Regular Meeting of the **Lexington Oaks Community Development District** will be held on **September 17, 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
      **i.** Consideration of Tennis Court Milling and Resurfacing Services Agreement
   **E.** Field Inspection Report
   **F.** District Manager
6. **BUSINESS ITEMS**
   **A.** Consideration of Clubhouse Remodel Proposal
   **B.** Discussion of Floor, Window & Door Selections
7. **CONSENT AGENDA**
   **A.** Minutes of August 20, 2026 Regular Minutes *(Under Separate Cover)*
   **B.** Review of the July 2026 Financials
8. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
9. **ADJOURNMENT**

# LEXINGTON OAKS
# COMMUNITY DEVELOPMENT DISTRICT

## Financial Snapshot
## September 10, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $1,613,610.31
  - BankUnited MM: $146,203.53
  - 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 76.2% of the annual budget through the end of July 2026.
  - Total expenses for the first 10 months are approximately $1,434,998. This figure may change as we finalize August financials. This puts your average monthly burn rate of approximately $143,500 per month.
  - August financials will be distributed to the board by September 20th.

# Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared ____________________________, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the ____________________ (Title) of _______________________________ (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the _________________ Community Development District ("**CDD**").

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

____________________________
Signature of Affiant

Sworn before me on ___________ _____, 2026

__________________________________
Notary Public Signature

__________________________________
Notary Stamp

# Tennis Court Milling and Resurfacing Services Agreement

This Tennis Court Milling and Resurfacing Services Agreement (this "**Agreement**") is entered into as of September 11, 2026, between the **Lexington Oaks Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "**District**") and **ACPLM, Inc.**, a Florida corporation (the "**Contractor**").

**Background Information:**

The District owns, operates, and maintains two tennis court within the District located in Wesley Chapel, Florida. The tennis courts have undergone normal wear and tear and is in need of resurfacing. The District desires to retain an independent contractor to provide milling and resurfacing services. The Contractor represents that it is qualified to provide such services. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

**Operative Provisions:**

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, equipment, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described in the portion of Contractor's proposal #20297826 dated August 4, 2026 attached hereto as **Exhibit A**. All work shall conform to standard guidelines for Florida court construction as prescribed by the American Sports Builders Association and the United States Tennis Association.

3. **Responsibilities of the Contractor**.
   a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
   b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
   c. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
   d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
   e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

4. **Care of the Property**. Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such

damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. **<u>Time of Commencement and Completion</u>**. The District Engineer will coordinate the commencement of the work. After commencing the work, the Contractor shall complete all of the work within a time frame agreed to by the parties. Time is of the essence with respect to Contractor's obligations under this Agreement.

6. **<u>Permits</u>**. All permits necessary for the work to be performed under this Agreement shall be obtained and by the Contractor and paid for by the District. Contractor will be responsible for any fines or penalties assessed against District as a result of Contractor's work (including securing a permit or providing the necessary documentation for a permit exemption).

7. **<u>Compliance with Governmental Regulations</u>**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

8. **<u>Compensation</u>**. The District agrees to compensate the Contractor for the work described in the amount of $69,782.00 as follows:
   i. 50% refundable deposit of upon execution of this Agreement
   ii. 40% upon substantial completion as determined by the District Engineer
   iii. 10% within 30 days of receipt of the invoice after the District has inspected and signed off on the work.

   The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness.

9. **<u>Termination</u>.** Either party may terminate this Agreement without cause with 10 days written notice to the other party. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District.

10. **<u>Additional Services</u>**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, change order, or work order authorization.

11. **<u>Warranties</u>**.
    a. The Contractor warranties that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and

workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.

b. If within 1 year after the date of final payment by the District any portion of the work (including materials and labor) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction.
c. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
d. The provisions of this section shall survive approval of the work under this Agreement.

**12. <u>Relationship Between the Parties</u>**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**13. <u>Insurance</u>**. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
c. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.
d. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**14. <u>Indemnification</u>**. Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all reasonable settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

15. **<u>No Waiver of Sovereign Immunity Beyond Florida Law</u>.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver beyond the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

16. **<u>Scrutinized Companies</u>**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. **<u>Public Entity Crimes</u>**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. **<u>E-Verification</u>**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required.
    c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
    d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

19. **<u>Public Records</u>**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy

any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1140, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.**

20. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, the Contractor must provide an affidavit, signed by an officer or a representative of the Contractor, under penalty of perjury, attesting that the Contractor does not use coercion for labor or services as defined in the statute.

21. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

22. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.

23. **Non-Waiver**. No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

24. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

25. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

26. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

27. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

28. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

29. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

**30. Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

| **To the District:** | **To the Contractor:** |
|---|---|
| c/o Inframark | 2010 South 51st Street |
| 2005 Pan Am Circle | Tampa, FL 33619 |
| Suite 300 | Attn: Sean Fernandez |
| Tampa, FL 33607 | SFernandez@acplm.net |
| Attn: Mark Vega | |
| mavega@azuria.com | |

**31. Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as of the date written above.

| **ACPLM, Inc.** | **Lexington Oaks Community Development District** |
|---|---|
| _______________________ | _______________________ |
| Sean Fernandez | Rick Carroll |
| Authorized Signor | Chair of the Board of Supervisors |

Exhibit A

ASPHALT & CONCRETE PARKING LOT MAINTENANCE

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:**

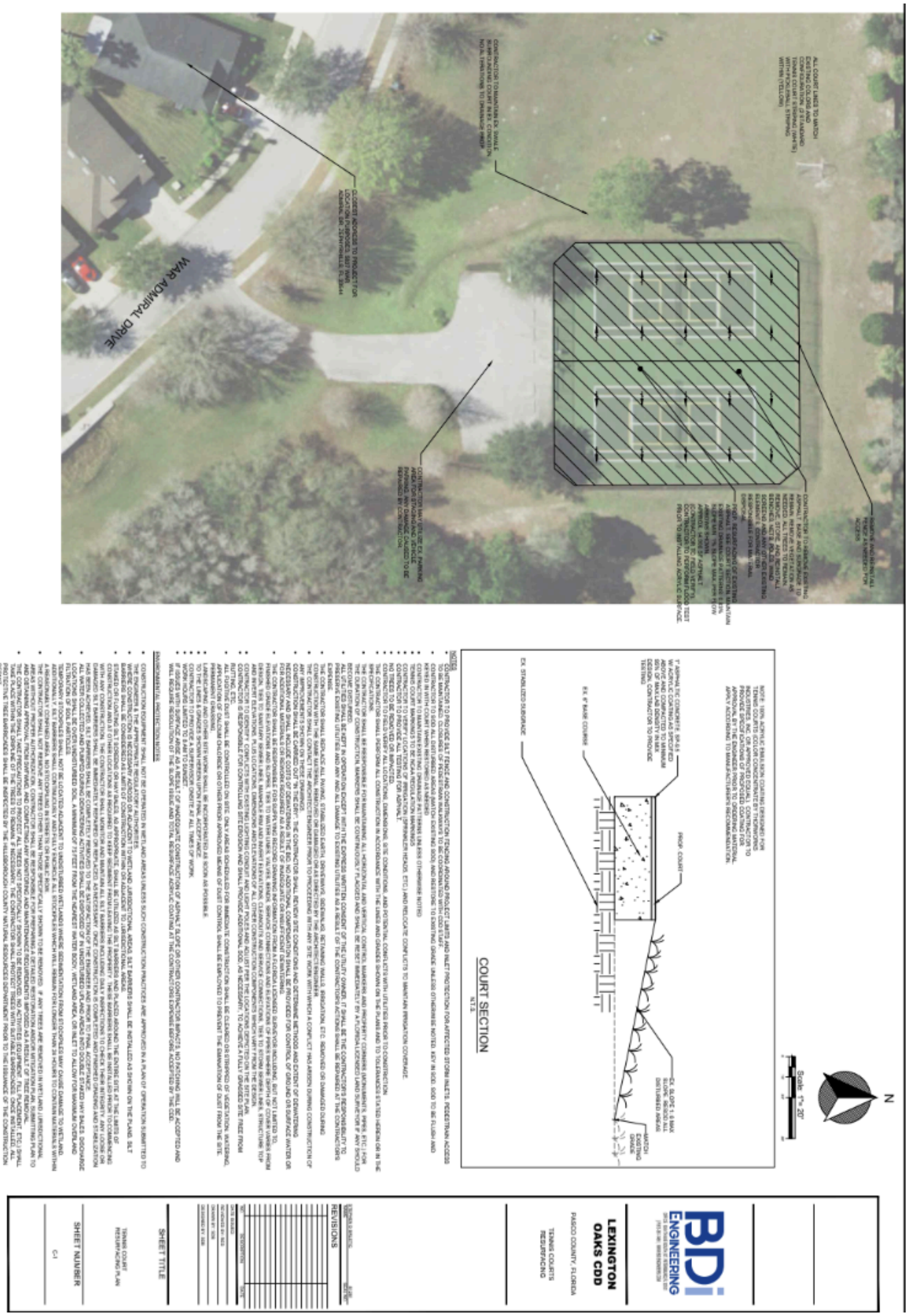
1. Secure the job site for the safety of the crew and tenants using barricades/cones.
2. Remove wheel stops and store on site for future use.
3. Mill and remove the asphalt as required from an area totaling approximately 1,681 square yards.
4. Haul asphalt removals from the job site.
5. Power sweep and 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.

All work to conform with the plans provided by BDi Engineering on the following page.


WAR ADMIRAL DRIVE
COURT SECTION
LEXINGTON OAKS CDD
BDI ENGINEERING
PASCO COUNTY, FLORIDA
TENNIS COURTS RESURFACING


# Lexington Oaks CDD

Field Inspection Report - August 2026

Wednesday, 26 August 2026

Prepared For Board Of Supervisors

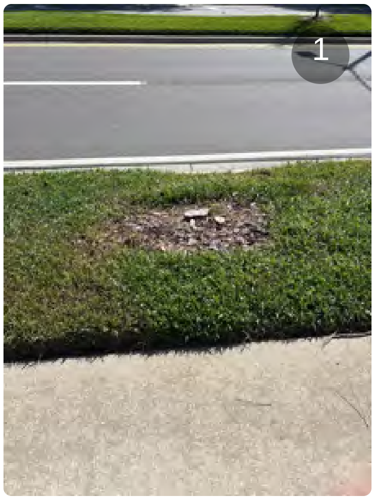
32 Issues Identified

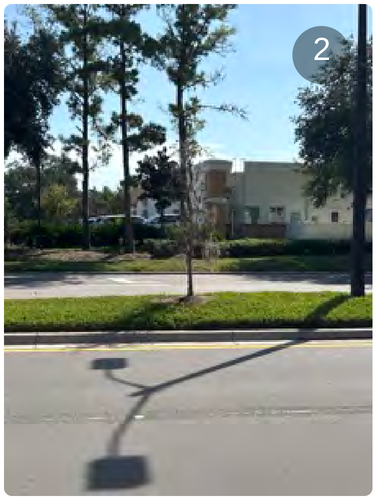
32 Issues Incomplete

## Issue 1

Assigned To:  ASI

Proposals to remove the declining Holly trees and another to install a bed in the median island of Lexington Oaks Boulevard.

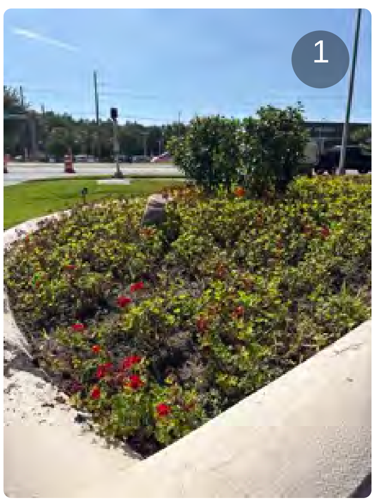


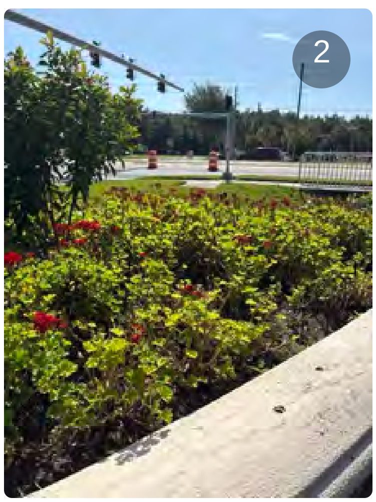



## Issue 2

Assigned To:  ASI

Noting the Geraniums are still holding on, but do not look the best for the raised planter beds at the entrance and exit corners of Lexington Oaks Boulevard and CR 54 intersection.

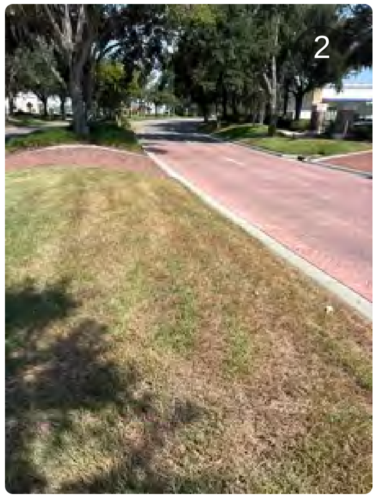





## Issue 3

Assigned To:  ASI

Diagnosed and treat a couple areas of declining turf behind the entrance monument and median on Lexington Oaks Boulevard at CR 54 intersection. Also investigate to ensure the irrigation is working properly with good coverage for these areas.


## Issue 4

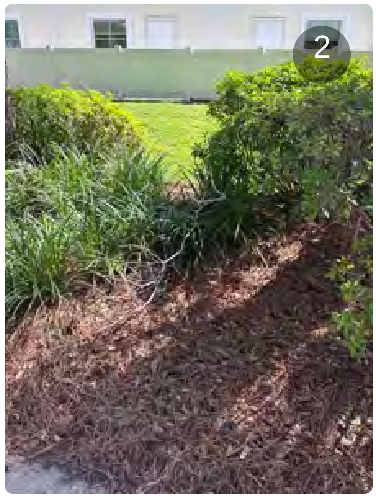
Assigned To:  ASI

Noting a broken valve box lid that has been flagged, so possibly may be scheduled for replacement, on the entrance side of Lexington Oaks Boulevard just north of CR 54 intersection.


## Issue 5

Assigned To:  ASI

Ensure each service that branches and debris are being removed in the beds throughout the district.




## Issue 6

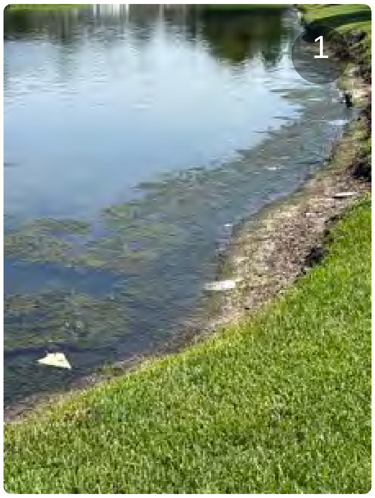
Assigned To: ASI

Schedule a pruning event to remove the deadwood out of the Arboricola on Lexington Oaks Boulevard by Discovery Point daycare.


## Issue 7

Assigned To: Clearvue

Treat submerged weeds that have surfaced along the water edge of pond 1A.




## Issue 8

Assigned To: ASI

Trim and remove vine starting to block the speed limit sign on entrance side of Affirmed Dr. near Lexington Oaks Boulevard intersection.


## Issue 9

Assigned To: ASI

Diagnose and treat of declining Viburnum on top of the berm on the exit side of Affirmed Dr. near Lexington Oaks Boulevard intersection. There were a couple that have been removed recently and want to ensure any possible disease is not spreading.

## Issue 10

Assigned To: ASI

It appears pond 2A was missed this week during mowing services. Please ensure they are being maintained on a weekly basis shown on the maintenance map provided during RFP.

## Issue 11

Assigned To: ASI

Remove any vegetation touching CDD perimeter fencing throughout the district.


## Issue 12

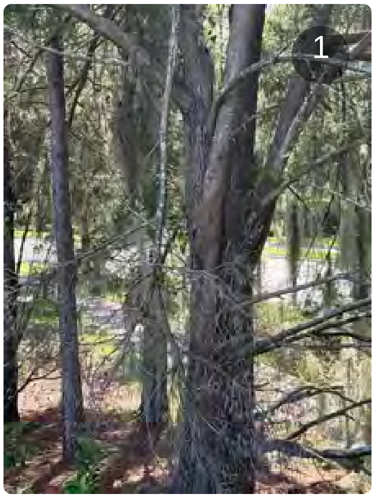
Assigned To:  ASI

Noting three dead Viburnum that need to be removed on the berm on Lexington Oaks Boulevard across from Belmont Village. Asking ASI to locate any gaps in the Viburnum hedges along Lexington Oaks Boulevard and provide a proposal for consideration to fill in for the future.


## Issue 13

Assigned To:  ASI

Noting a couple dead hanging cedar branches on Lexington Oaks Boulevard across the street from Belmont Village.



## Issue 14

Assigned To: Board Information

Noting a dead Pine marked for removal on Lexington Oaks Blvd., East right away just north of pond 10A.

## Issue 15

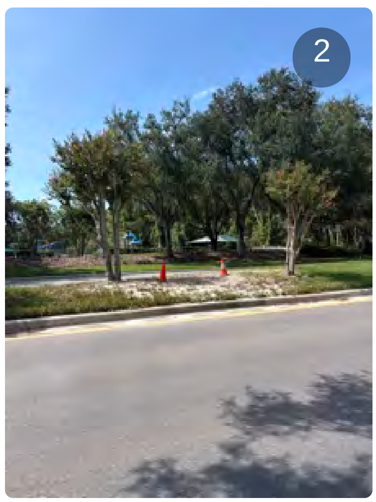
Assigned To: Board Information

I was asked last in workshop to investigate some recently planted viburnums on the berm of Lexington Oaks Boulevard east right of way behind the homes on Cannondale Drive. Below are the photos. There is some dead material, however I scraped the bark and they are healthy and show signs of new growth.


## Issue 16

Assigned To: ASI

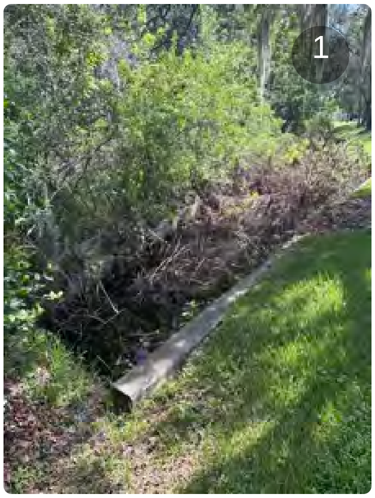
Noting a mainline repair on Lexington Oaks Boulevard median just north of the community amenities area. Asking for proposal to repair the turf in this area.




## Issue 17

Assigned To: Clearvue

Noting the concrete swale just south of the golf course parking lot on Lexington Oaks Boulevard has been treated. The area currently is filled with water from the recent rains. May need another application for the rest of the vegetation still alive.

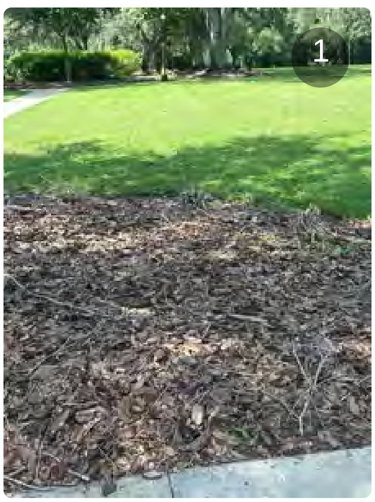




## Issue 18

Assigned To: ASI

Remove a couple dead Flax Lilies in the large roundabout on Lexington Oaks Boulevard. Also, noting several Gold Mound need to be removed that have been cut back and are not recovering from the frost. Asking for a proposal to replant this area in front of the Thryallis for future consideration. I would suggest not using a yellow plant in front of another yellow plant.

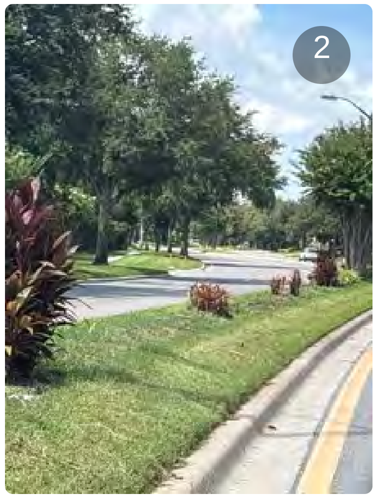




## Issue 19

Assigned To: ASI

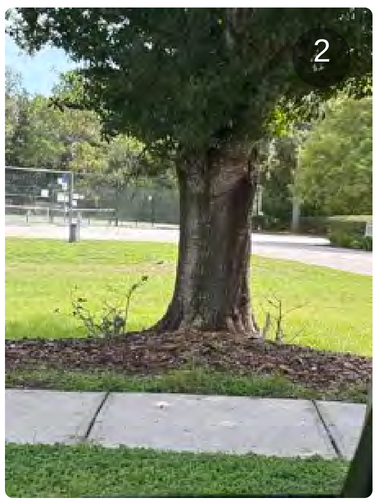
Noting a lot of the dead plantings have been removed in the median on Lexington Oaks Boulevard north of the roundabout. Please schedule a treatment for the weeds for these beds so the board can consider replacement in the future


## Issue 20

Assigned To:  ASI

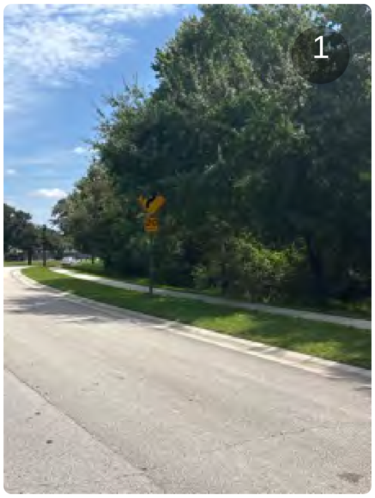
Noting a couple street sign poles and dead shrubs that need to be removed at the tennis courts area on War Admiral Drive.

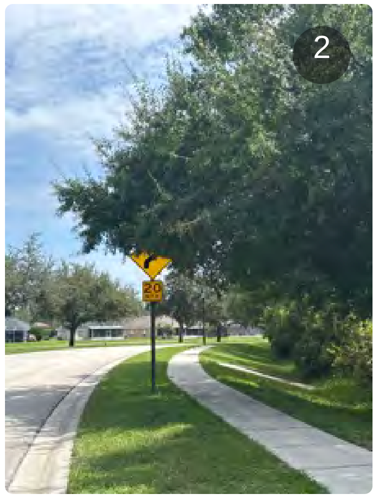




## Issue 21

Assigned To:  ASI

Raise the Oak canopy blocking signage on War Admiral Drive.

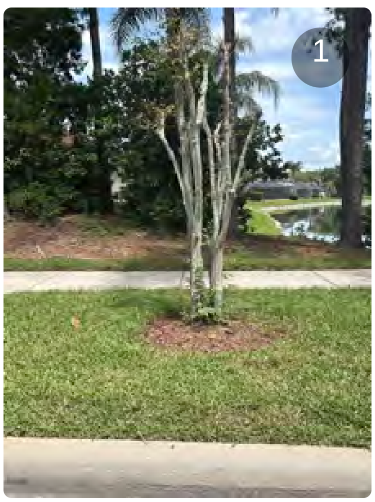





## Issue 22

Assigned To: ASI

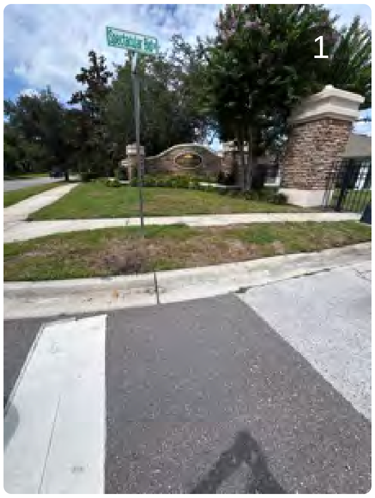
Would like a plan from ASI for any Crepe Myrtles not thriving throughout the district. Is this something that can be rectified with proper fertilization and treatments?




## Issue 23

Assigned To: ASI

Diagnose and treat declining turf on the exit side of Spectacular Bid drive on Lexington Oaks Boulevard.





## Issue 24

Assigned To: ASI

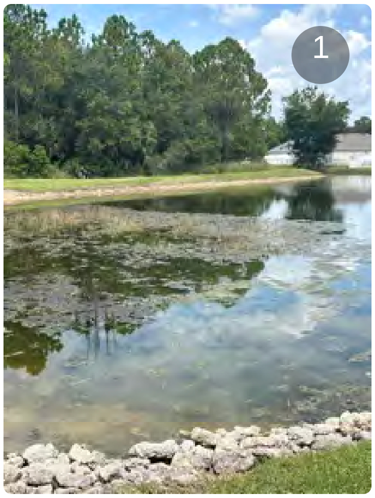
Noting turf looks much better, even if summer grassy weeds are present, in front of Pocono monument. There still is an area of turf with issues between the sidewalk and the road of Northampton Village Monument.

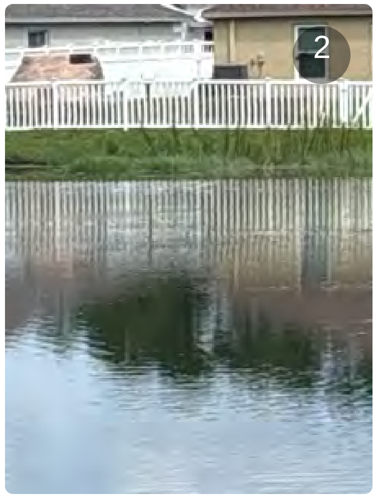


## Issue 25

Assigned To: Clearvue

Treat algae blooms, submerged weeds, and grassy weeds for pond 24A.





## Issue 26

Assigned To: ASI

Start treating bed weeds for the north end of Lexington Oaks Boulevard.

## Issue 27

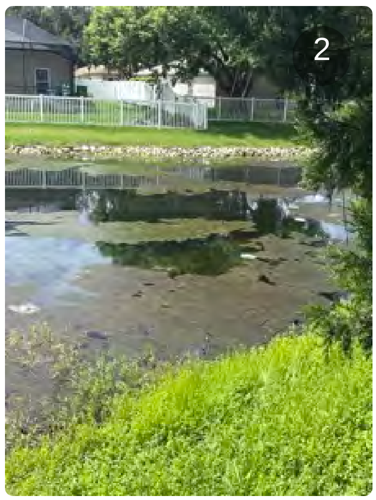
Assigned To: Board Information

Noting four Pines marked for removal on Lexington Oaks Blvd., West right of way located between Northampton Village north and south entrances.

## Issue 28

Assigned To:  Clearvue

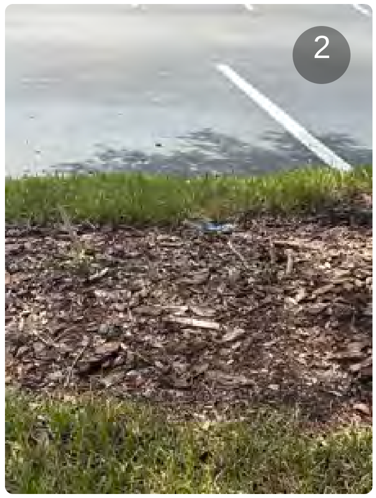
Treat algae blooms and submerged weeds that have surfaced on pond 29C.



## Issue 29

Assigned To:  ASI

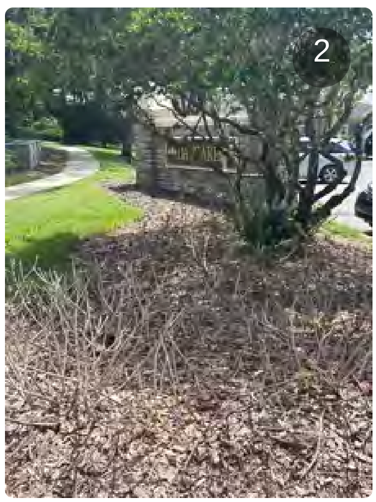
Provide a proposal to enhance the median parking lot of the amenities area.




## Issue 30

Assigned To: ASI

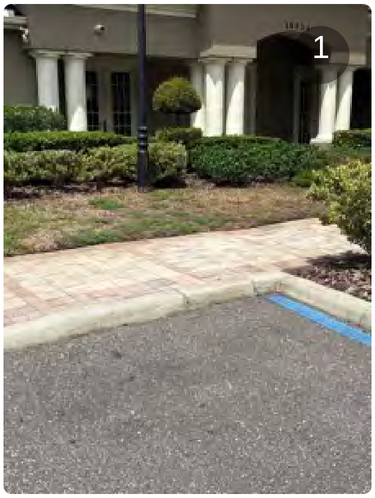
Provide a proposal to remove dead shrubs and install a different species that will thrive on the exit corner of the amenities parking area by the Daycare monument. May want to consider also providing a proposal for the entrance side for symmetry.

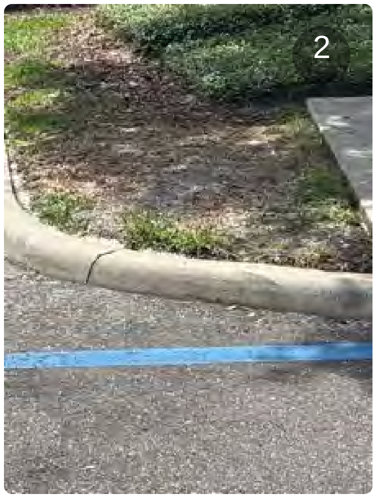


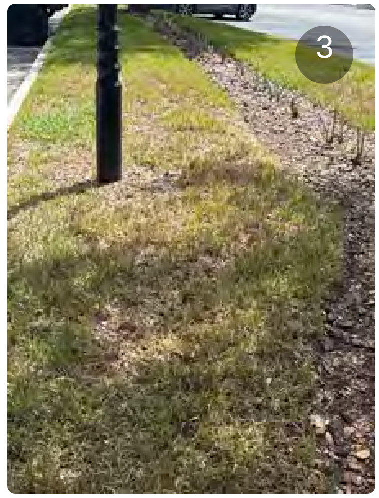

## Issue 31

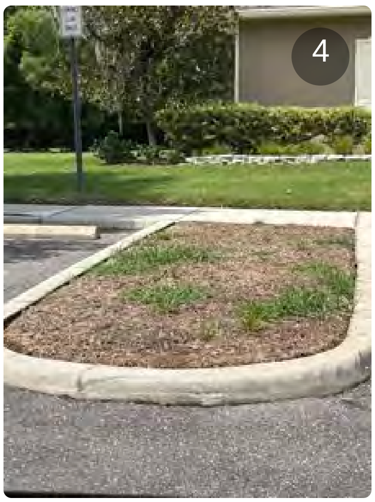
Assigned To: ASI

Asking if the irrigation is working properly for the turf areas at the amenities parking area. Need to consider replacing some of the turf for this highly visible area.



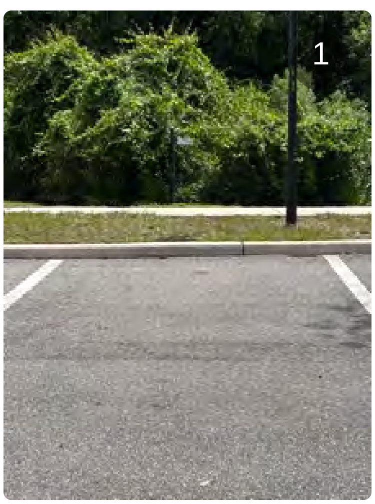




## Issue 32

Assigned To:  ASI

Remove the vegetation off the chain-link fences behind the community pool and at the amenities parking area.




# LR CONTRACTORS LLC

**VALUE PROPOSAL**

# LEXINGTON OAKS CLUBHOUSE REMODEL

**PRELIMINARY CLIENT-FACING PROPOSAL**

| | | | |
|---|---|---|---|
| **Project** | Lexington Oaks Clubhouse Remodel | **Proposal Date** | August 28, 2026 |
| **Location** | 26304 Lexington Oaks Blvd, Land O Lakes, FL | **Prepared By** | LR Contractors LLC |
| **Contract Type** | Lump Sum - Preliminary Allowances | **Proposal Amount** | $248,539.20 |
| **Basis** | LR Contractor created plans and QTO from field visit 7/16/2026 and as-built plans dated 9/23/1998 | **Status** | Flooring / Window / Door Package Selections Pending |

## EXECUTIVE SUMMARY

LR Contractors LLC proposes to provide the labor, materials, equipment, supervision and coordination required for the Lexington Oaks Clubhouse remodel based on the LR Contractor created plans and QTO from field visit 7/16/2026 and as-built plans dated 9/23/1998. This proposal is structured to deliver a complete renovation package while maintaining clear budget allowances for flooring, replacement windows and exterior door systems that remain subject to final product selection, vendor submittals and owner approval.

## SCOPE OF WORK

**1. Demolition:** Remove existing floor covering and baseboards throughout. Remove six decorative/non-structural columns and the non-structural foyer wall with three arched openings. Remove nine existing windows and nine existing exterior door openings, consisting of six double-door assemblies and three single-door assemblies. Include normal construction debris handling and disposal.

**2. Subfloor / Foyer Restoration:** Patch and level affected floor areas following demolition. Patch drywall and finish affected foyer wall surfaces where the wall and columns are removed, including minor backing, trim integration and finish preparation.

**3. Flooring - Budget Allowance:** Prepare substrate and furnish/install new flooring throughout the designated remodel area. Flooring material, manufacturer, product, color, pattern and underlayment have not yet been selected. The estimate carries a budget allowance for a complete flooring system and installation, to be reconciled to the approved flooring vendor package before procurement. Furnish and install new base molding.

**4. Windows - Budget Allowance:** Furnish, install and trim out nine impact-rated, energy-efficient replacement windows. Final manufacturer, series, frame finish, glazing, tint/Low-E, Florida Product Approval/NOA, design pressures, mulled configurations and shop drawings are TBD and will be submitted as a proposed vendor package before procurement.

**5. Exterior Doors - Budget Allowance:** Furnish, install and trim out nine exterior door openings: six glazed double-door assemblies and three single-door assemblies. Allowance includes impact-rated assemblies, frames, panic hardware, self-closers and thresholds. Main entrance is to be ADA compliant. Final door system, hardware set, finishes, glazing and approvals are TBD.

**6. Interior / Exterior Trim:** Provide new jambs, casings, sills, aprons, thresholds and associated trim at replacement window and door locations as required by the selected assemblies and existing conditions.

**7. Finish Carpentry / Painting:** Complete drywall patching at the foyer demolition area and prime/paint patched areas to match adjacent existing finishes. Final full-room repainting is not included unless specifically added by change order.

**8. General Conditions: Mobilization equipment, materials and LR Contractors personnel to the working area, following safety protocols. Include project management, site protection, daily cleanup, coordination and normal small tools.**

## CONTRACT PRICING

| Product / Service Description | Amount |
|---|---:|
| Demolition | $20,817.89 |

# LR CONTRACTORS LLC

**VALUE PROPOSAL**

| Product / Service Description | Amount |
|---|---|
| Subfloor / Floor Prep | $3,257.28 |
| Exterior Trim | $7,641.50 |
| Flooring - Budget Allowance | $60,624.10 |
| Windows - Budget Allowance | $36,441.60 |
| Exterior Doors - Budget Allowance | $100,900.80 |
| Interior Trim | $6,594.43 |
| Finish Carpentry / Painting | $1,653.60 |
| General Conditions | $10,608.00 |
| **TOTAL PROPOSED CONTRACT VALUE** | **$248,539.20** |

**Flooring, Window & Exterior Door Allowance Notice:** The contract pricing currently includes $197,966.50 of sell-value allowance for flooring, windows and exterior doors ($60,624.10 flooring + $36,441.60 windows + $100,900.80 doors). These values will be reconciled to the final approved vendor-ready package before procurement. Changes in selected products, manufacturer requirements, engineering, hardware, freight, taxes, lead time, substrate preparation or installation requirements may adjust the contract value by written change order.

## PAYMENT SCHEDULE

- 65% deposit upon contract execution and authorization to proceed: $161,550.48.
- 35% final payment upon substantial completion: $86,988.72.
- Flooring, window and exterior door procurement will not be released until the owner approves the final vendor-ready package, product submittals and any allowance reconciliation.

## SCHEDULE

Project duration will be finalized after flooring, window and exterior door selections, permit requirements, vendor lead times and site access are confirmed. LR Contractors will coordinate the work sequence to minimize disruption to clubhouse operations. Long-lead window and exterior door procurement, along with final flooring availability, may affect the overall project schedule.

## ASSUMPTIONS

- Pricing is based on LR Contractor created plans and QTO from field visit 7/16/2026 and as-built plans dated 9/23/1998 and the quantities carried in the estimate workbook.
- Estimate follows nine replacement windows and nine exterior door openings (six double and three single). Field verification is required before ordering.
- Existing wall/column demolition is assumed non-structural as identified on the plans. Structural engineering or structural modifications are excluded unless separately authorized.
- Flooring is carried as a budget allowance only. Final manufacturer, product, color, pattern, underlayment and supplier pricing are subject to owner selection and approval and will be reconciled to the approved vendor-ready package.
- Normal working access, staging, electrical power and water are assumed available at the site.

## EXCLUSIONS

- Final window/door product engineering beyond standard vendor shop drawings, delegated engineering or special inspections unless specifically included in the approved package.
- Architect scope, architectural design services, architectural drawings, signed/sealed drawings and revisions by a licensed architect are excluded unless specifically added by written change order or separate proposal.
- Asbestos, lead, mold or other hazardous-material testing, abatement or remediation.
- Concealed structural, water-intrusion, termite, substrate or framing repairs not visible prior to demolition.
- Electrical, plumbing, HVAC, fire alarm, access control or security modifications unless specifically stated.

- Full interior or exterior repainting beyond listed patch/finish areas.
- Permit, impact, utility or governmental fees beyond the planning allowance where actual agency charges exceed the amount carried.

## WARRANTY

LR Contractors will provide a one-year workmanship warranty from substantial completion for work performed under this proposal. Manufacturer warranties for flooring, windows, doors, glazing and hardware will pass through to the owner in accordance with the selected manufacturers' published terms. Warranty excludes abuse, impact damage, building movement, water intrusion from unrelated systems, acts of nature and work by others.

## CHANGES & ALLOWANCE RECONCILIATION

Any scope, quantity, concealed-condition or owner-selection change affecting labor, material, equipment, schedule or vendor pricing will be documented by written change order before the additional work proceeds. Flooring, window and exterior door allowances will be reconciled against the approved vendor-ready package and final supplier/subcontractor quotations.

## ACCEPTANCE

| LR CONTRACTORS LLC | CLIENT ACCEPTANCE |
|---|---|
| Authorized Signature: __________________________ | Authorized Signature: __________________________ |
| Date: ____________________ | Date: ____________________ |

**LR CONTRACTORS LLC**

VALUE • QUALITY • INTEGRITY

# LEXINGTON OAKS CLUBHOUSE REMODEL

## FLOORING + WINDOW + EXTERIOR DOOR VENDOR-READY SELECTION PACKAGE

### PROJECT BASIS

Basis: LR Contractor created plans and QTO from field visit 7/16/2026 and as-built plans dated 9/23/1998.

Quantities: 9 Windows, 9 Exterior Door Openings (6 Double Doors & 3 Single Doors), Flooring throughout approx. 3,400 SF.

### COMPLIANCE REQUIREMENTS

- 8TH EDITION (2023) FLORIDA BUILDING CODE
- IMPACT RATED
- ENERGY EFFICIENT
- FLORIDA PRODUCT APPROVAL

## 1 | FLOORING OPTIONS

| GOOD VALUE | BETTER VALUE | BEST VALUE | BETTER VALUE (TILE) | BEST VALUE (TILE) |
|---|---|---|---|---|
| COREtec Pro Plus Enhanced Luxury Vinyl Plank (7" x 48") Walnut | Shaw Floorte Pro Endura Luxury Vinyl Plank (9" x 60") Walnut | Mohawk SolidTech Select Luxury Vinyl Plank (9" x 60") Walnut | MSI Surfaces Everlife® Bristol Porcelain Tile (9" x 48") Wood Look - Natural | Daltile Woodland Park™ Porcelain Tile (8" x 48") Wood Look - Driftwood |
| • 100% Waterproof<br>• 20 mil Wear Layer<br>• Attached 1mm Pad<br>• Residential / Light Commercial | • 100% Waterproof<br>• 22 mil Wear Layer<br>• Attached 1mm Pad<br>• Residential / Light Commercial | • 100% Waterproof<br>• 30 mil Wear Layer<br>• Rigid Core<br>• Residential / Light Commercial | • Porcelain Tile<br>• Wood Grain Look<br>• Rectified Edges<br>• Stain / Scratch / Fade Resistant<br>• Residential / Commercial | • Porcelain Tile<br>• Wood Grain Look<br>• Rectified Edges<br>• Stain / Scratch / Fade Resistant<br>• Residential / Commercial |
| Florida Product Approval<br>N/A (Flooring) | Florida Product Approval<br>N/A (Flooring) | Florida Product Approval<br>N/A (Flooring) | Florida Product Approval<br>N/A (Flooring) | Florida Product Approval<br>N/A (Flooring) |
| MATERIAL & INSTALL (APPROX.)<br>$6.25 – $7.50 / SF | MATERIAL & INSTALL (APPROX.)<br>$7.75 – $9.25 / SF | MATERIAL & INSTALL (APPROX.)<br>$9.75 – $12.25 / SF | MATERIAL & INSTALL (APPROX.)<br>$8.50 – $10.75 / SF | MATERIAL & INSTALL (APPROX.)<br>$10.25 – $12.75 / SF |

## 2 | WINDOW OPTIONS (IMPACT RATED & ENERGY EFFICIENT)

| GOOD VALUE | BETTER VALUE | BEST VALUE | BETTER VALUE (WHITE) | BEST VALUE (WHITE) |
|---|---|---|---|---|
| Ply Gem 1500 Series Single Hung (No Grids) | PGT WinGuard Premium Single Hung (No Grids) | Andersen A-Series Single Hung (No Grids) | PGT WinGuard Premium Single Hung (No Grids) White Frame | Andersen A-Series Single Hung (No Grids) White Frame |
| • Impact Rated<br>• Low-E 366 Glass<br>• Argon Gas<br>• U-Factor: 0.32<br>• SHGC: 0.27<br>• DP Rating: +50 / -50<br>• FL # FL31363 | • Impact Rated<br>• Low-E 272 Glass<br>• Argon Gas<br>• U-Factor: 0.29<br>• SHGC: 0.23<br>• DP Rating: +65 / -65<br>• FL # FL28619 | • Impact Rated<br>• Low-E 4 Glass<br>• Argon Gas<br>• U-Factor: 0.27<br>• SHGC: 0.22<br>• DP Rating: +70 / -70<br>• FL # FL30219 | • Impact Rated<br>• Low-E 272 Glass<br>• Argon Gas<br>• U-Factor: 0.29<br>• SHGC: 0.22<br>• DP Rating: +65 / -65<br>• FL # FL28619 | • Impact Rated<br>• Low-E 4 Glass<br>• Argon Gas<br>• U-Factor: 0.27<br>• SHGC: 0.22<br>• DP Rating: +70 / -70<br>• FL # FL30219 |
| SUPPLY & INSTALL (APPROX.)<br>$550 – $650 / UNIT | SUPPLY & INSTALL (APPROX.)<br>$700 – $850 / UNIT | SUPPLY & INSTALL (APPROX.)<br>$950 – $1,200 / UNIT | SUPTAL & INTALL (APPROX.)<br>$725 – $875 / UNIT | SUPPLY & INSTALL (APPROX.)<br>$975 – $1,250 / UNIT |
| Basis: Reilable performance, clean modern look. | Basis: Enhanced energy efficiency and higher design pressure. | Basis: Top-tier performance, aesthetics and durability. | Basis: Enhanced energy efficiency with white interior / exterior. | Basis: Premium performance with white interior / exterior. |

## 3 | EXTERIOR DOOR OPTIONS (IMPACT RATED)

| GOOD VALUE | BETTER VALUE | BEST VALUE | BETTER VALUE (WHITE) | BEST VALUE (WHITE) |
|---|---|---|---|---|
| Therma-Tru Classic-Craft® Smooth-Star® Narrow Lite Single & Double | PGT WinDoor Impact Resistant Narrow Lite Single & Double | Kolbe Forgent™ Series Narrow Lite Single & Double | PGT WinDoor Impact Resistant Narrow Lite Single & Double White | Kolbe Forgent™ Series Narrow Lite Single & Double White |
| • Fiberglass Door Slab<br>• Low-E Glass<br>• DP Rating: +60 / -60<br>• 6/8 Single & 6/8 Double<br>• FL # FL31196<br>• Includes: Frame, Weatherstrip, Threshold (ADA), Panic Hardware & Closer | • Aluminum Clad Fiberglass<br>• Low-E Glass<br>• DP Rating: +70 / -70<br>• 6/8 Single & 6/8 Double<br>• FL # FL29630<br>• Includes: Frame, Weatherstrip, Threshold (ADA), Panic Hardware & Closer | • Aluminum Door<br>• Low-E Glass<br>• DP Rating: +80 / -80<br>• 6/8 Single & 6/8 Double<br>• FL # FL28670<br>• Includes: Frame, Weatherstrip, Threshold (ADA), Panic Hardware & Closer | • Aluminum Clad Fiberglass<br>• Low-E Glass<br>• DP Rating: +70 / -70<br>• 6/8 Single & 6/8 Double<br>• FL # FL28630<br>• Includes: Frame, Weatherstrip, Threshold (ADA), Panic Hardware & Closer | • Aluminum Door<br>• Low-E Glass<br>• Narrow Lite<br>• DP Rating: +80 / -80<br>• 6/8 Single & 6/8 Double<br>• FL # FL28670<br>• Includes: Frame, Weatherstrip, Threshold (ADA), Panic Hardware & Closer |
| SUPPLY & INSTALL (APPROX.)<br>$3,250 – $3,950 / OPENING | SUPPLY & INSTALL (APPROX.)<br>$4,200 – $5,150 / OPENING | SUPPLY & INSTALL (APPROX.)<br>$5,500 – $6,800 / OPENING | SUPPLY & INSTALL (APPROX.)<br>$4,350 – $5,300 / OPENING | SUPPLY & INSTALL (APPROX.)<br>$5,650 – $5,950 / OPENING |
| Finishes: Black, Bronze, Tan | Finishes: Black, Bronze | Finishes: Custom Colors Available | Finishes: White | Finishes: White |

**NOTES (ALL FLOORING):**

- Pricing includes material, standard underlayment (if applicable), installation and transitions to similar elevations.
- Final color / pattern selection by owner. Mock-ups recommended prior to approval.

**WINDOW NOTES:**

- All windows to be exact size to fit existing rough openings. Field verify all rough openings prior to fabrication.
- Tempered glass at locations required by code. Screens included where applicable.

**DOOR NOTES:**

- All doors include: Panic Hardware (per code), Self Closers, Weatherstrip, ADA Threshold at Main Entrance.
- Glazing is impact-rated safety glass. Keyed alike where possible.

### PACKAGE HIGHLIGHTS

- **Modern Styles** Clean, timeless architectural look
- **Durable & Low Maintenance** Designed for high traffic use
- **Impact Rated & Energy Efficient** Florida coastal requirements
- **Florida Product Approved** Code compliant selections

### SCHEDULE OF OPENINGS (QTY SUMMARY)

**WINDOWS (9 TOTAL)**

- 6 – 37-1/2" x 72-1/2" (W01)
- 2 – 75-1/2" x 72-1/2" (W02)
- 1 – 115-1/2" x 72-1/2" (W03)

**EXTERIOR DOORS (9 TOTAL)**

- 2 – 3'0" x 6'8" (D01) Single
- 3 – 3'0" x 8'0" (D03) Single
- 6 – 6'0" x 8'0" (D05) Double

### IMPORTANT

Final selections subject to owner approval. Vendor to provide exact product data, shop drawings, installation instructions, warranties, lead times and pricing per attached bid form.

### LR CONTACT


(407) 779-5950

info@LRContractors.Net

LRContractors.Net

## Notes to the Financial Statements

### Financial Overview / Highlights

- ► Total revenues are currently at 98.63% of the annual budget. 99.82% of special assessments have been collected through July.
- ► Total expenditures are at approximately 76.17% 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 | $14,415 | $20,000 | 72% | Brletic Dvorak - engineering services thru June 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 | $6,414 | $8,000 | 80% | 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 Services | $4,872 | $1,735 | 281% | 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 | $20,365 | $20,000 | 102% | Advanced Energy Solutions - repair electrical devices & panels, replace a/c heat breaker, reset GFCI, repaircamera wires, lights/caps $6,080; Tim Hawk - install heat kit, clean air ducts, a/c repairs $8,387; other miscellaneous supplies and repairs. |
| R&M-Pools | $14,557 | $15,000 | 97% | Brennick Brothers - repair pool heater, installed air bleeders $4,372; Cooper Pools - install separation tank, biohazard cleanup, regrout tile/coping, vavle reservoir assembly, main drain recertification, install 45M5 single head pump $8,620; other misc supplies and repairs. |

## Notes to the Financial Statements

| | | | | |
|---|---|---|---|---|
| Holiday Lighting & Decorations | $10,334 | $6,000 | 172% | FLP - lighting and holiday decorations. |
| ***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. |

# *Lexington Oaks Community Development District*

## *Financial Report*

*July 31, 2026*

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

## Table of Contents

# LEXINGTON OAKS

Community Development District

## Financial Statements

**(Unaudited)**

## July 31, 2026

## Balance Sheet
July 31, 2026

| ACCOUNT DESCRIPTION | GENERAL FUND | GENERAL FUND - HAWTHORNE GATE | GENERAL FUND - PREAKNESS GATE | SERIES 2021 DEBT SERVICE FUND | TOTAL |
|---|---|---|---|---|---|
| **ASSETS** | | | | | |
| Cash - Checking Account | $ 1,688,981 | $ - | $ - | $ - | $ 1,688,981 |
| Accounts Receivable | 563 | - | - | - | 563 |
| Due From Other Districts | 1,696 | - | - | - | 1,696 |
| Due From Other Funds | - | 140,801 | 221,152 | 18,064 | 380,017 |
| Investments: | | | | | |
| Money Market Account | 145,793 | - | - | - | 145,793 |
| Reserve Fund A | - | - | - | 23,167 | 23,167 |
| Reserve Fund B | - | - | - | 12,194 | 12,194 |
| Revenue Fund A | - | - | - | 37,880 | 37,880 |
| Revenue Fund B | - | - | - | 10,621 | 10,621 |
| Prepaid Items | 7,608 | - | - | - | 7,608 |
| Deposits | - | - | 5,711 | - | 5,711 |
| Utility Deposits - TECO | 855 | - | - | - | 855 |
| **TOTAL ASSETS** | **$ 1,845,496** | **$ 140,801** | **$ 226,863** | **$ 101,926** | **$ 2,315,086** |
| **LIABILITIES** | | | | | |
| Accounts Payable | $ 11,175 | $ 98 | $ 50 | $ - | $ 11,323 |
| Accrued Expenses | 21,552 | - | - | - | 21,552 |
| Sales Tax Payable | 12 | 4 | 8 | - | 24 |
| Due To Other Funds | 380,017 | - | - | - | 380,017 |
| **TOTAL LIABILITIES** | **412,756** | **102** | **58** | **-** | **412,916** |

## Balance Sheet
July 31, 2026

| ACCOUNT DESCRIPTION | GENERAL FUND | GENERAL FUND - HAWTHORNE GATE | GENERAL FUND - PREAKNESS GATE | SERIES 2021 DEBT SERVICE FUND | TOTAL |
|---|---|---|---|---|---|
| **FUND BALANCES** | | | | | |
| **Nonspendable:** | | | | | |
| Prepaid Items | 7,608 | - | - | - | 7,608 |
| Deposits | 855 | - | - | - | 855 |
| **Restricted for:** | | | | | |
| Debt Service | - | - | - | 101,926 | 101,926 |
| **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:** | 706,024 | 34,267 | 48,818 | - | 789,109 |
| **TOTAL FUND BALANCES** | **$ 1,432,740** | **$ 140,699** | **$ 226,805** | **$ 101,926** | **$ 1,902,170** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 1,845,496** | **$ 140,801** | **$ 226,863** | **$ 101,926** | **$ 2,315,086** |

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ 70,000 | $ 58,334 | $ 60,355 | $ 2,021 | 86.22% | $ 5,563 |
| Room Rentals | 20,000 | 16,666 | 10,059 | (6,607) | 50.30% | 400 |
| Interest - Tax Collector | 2,234 | 1,862 | 2,396 | 534 | 107.25% | - |
| Special Assmnts- Tax Collector | 1,845,499 | 1,845,499 | 1,842,156 | (3,343) | 99.82% | - |
| Special Assmnts- Discounts | (73,820) | (73,820) | (69,454) | 4,366 | 94.09% | - |
| Other Miscellaneous Revenues | 20,000 | 16,668 | 12,575 | (4,093) | 62.88% | - |
| **TOTAL REVENUES** | **1,883,913** | **1,865,209** | **1,858,087** | **(7,122)** | **98.63%** | **5,963** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| P/R-Board of Supervisors | 24,000 | 20,000 | 21,000 | (1,000) | 87.50% | 3,000 |
| Payroll-Other | 4,200 | 3,500 | 7,417 | (3,917) | 176.60% | 1,046 |
| FICA Taxes | 2,157 | 1,798 | 1,607 | 191 | 74.50% | 230 |
| Unemployment Compensation | 30 | 25 | 21 | 4 | 70.00% | 3 |
| ProfServ-Arbitrage Rebate | 1,700 | 1,700 | 4,500 | (2,800) | 264.71% | - |
| ProfServ-Dissemination Agent | 1,000 | 833 | - | 833 | 0.00% | - |
| ProfServ-Engineering | 20,000 | 16,667 | 14,415 | 2,252 | 72.08% | 1,320 |
| ProfServ-Legal Services | 30,000 | 25,000 | 15,599 | 9,401 | 52.00% | 2,955 |
| ProfServ-Mgmt Consulting | 65,180 | 54,318 | 32,138 | 22,180 | 49.31% | 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 | 1,667 | 1,599 | 68 | 79.95% | - |
| Auditing Services | 7,500 | 7,500 | 5,100 | 2,400 | 68.00% | 5,100 |
| Contract-Website Hosting | 1,553 | 1,294 | - | 1,294 | 0.00% | - |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| Website Compliance | 1,520 | 1,267 | - | 1,267 | 0.00% | - |
| Postage and Freight | 800 | 668 | 1,024 | (356) | 128.00% | 57 |
| Insurance - General Liability | 17,607 | 17,607 | 17,883 | (276) | 101.57% | - |
| Printing and Binding | 800 | 668 | - | 668 | 0.00% | - |
| Legal Advertising | 2,000 | 1,667 | 659 | 1,008 | 32.95% | 366 |
| Misc-Bank Charges | 1,100 | 917 | 1,384 | (467) | 125.82% | 131 |
| 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% | - |
| Misc-County Tax Bill | 4,267 | 4,267 | 5,152 | (885) | 120.74% | - |
| Office Supplies | 250 | 208 | - | 208 | 0.00% | - |
| Annual District Filing Fee | 175 | 175 | 175 | - | 100.00% | - |
| **Total Administration** | 247,532 | 221,439 | 185,014 | 36,425 | 74.74% | 16,049 |
| **Flood Control/Stormwater Mgmt** | | | | | | |
| Contracts-Lake and Wetland | 24,600 | 20,500 | 20,500 | - | 83.33% | 2,050 |
| R&M-Lake | 3,000 | 2,500 | 500 | 2,000 | 16.67% | 500 |
| R&M-Mitigation | 2,500 | 2,083 | - | 2,083 | 0.00% | - |
| **Total Flood Control/Stormwater Mgmt** | 30,100 | 25,083 | 21,000 | 4,083 | 69.77% | 2,550 |
| **Field** | | | | | | |
| Contracts-Landscape | 204,974 | 170,812 | 170,810 | 2 | 83.33% | 17,081 |
| Contracts-Irrigation | 25,272 | 21,060 | 16,848 | 4,212 | 66.67% | - |
| Insurance - Property | 33,647 | 33,647 | 31,060 | 2,587 | 92.31% | - |
| R&M-Entry Feature | 8,000 | 6,667 | 6,414 | 253 | 80.18% | 135 |
| R&M-Irrigation | 30,000 | 25,000 | 41,984 | (16,984) | 139.95% | - |
| R&M-Mulch | 22,040 | 18,367 | 22,792 | (4,425) | 103.41% | - |
| R&M-Plant Replacement | 60,000 | 50,000 | 11,257 | 38,743 | 18.76% | - |
| R&M-Sidewalk Cleaning | 12,000 | 10,000 | 12,000 | (2,000) | 100.00% | - |

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| R&M-Annuals | 26,250 | 21,875 | 24,890 | (3,015) | 94.82% | - |
| R&M-Tree Replacement | 10,000 | 8,334 | - | 8,334 | 0.00% | - |
| R&M-Tree Removal | 65,000 | 54,167 | 29,300 | 24,867 | 45.08% | - |
| Misc-Contingency | 150,000 | 125,000 | 46 | 124,954 | 0.03% | - |
| Capital Improvements | 100,000 | 83,333 | - | 83,333 | 0.00% | - |
| **Total Field** | 747,183 | 628,262 | 367,401 | 260,861 | 49.17% | 17,216 |
| **Utilities** | | | | | | |
| Contracts-Solid Waste Services | 1,735 | 1,446 | 4,872 | (3,426) | 280.81% | 569 |
| Communication - Teleph - Field | 8,400 | 7,000 | 8,913 | (1,913) | 106.11% | 919 |
| Electricity - General | 160,000 | 133,333 | 109,185 | 24,148 | 68.24% | 13,092 |
| Utility - Gas | 50,000 | 41,667 | 66,716 | (25,049) | 133.43% | 151 |
| Utility - Water & Sewer | 20,000 | 16,667 | 19,928 | (3,261) | 99.64% | 1,504 |
| **Total Utilities** | 240,135 | 200,113 | 209,614 | (9,501) | 87.29% | 16,235 |
| **Parks and Recreation** | | | | | | |
| Payroll-Salaries | 120,000 | 100,000 | 99,637 | 363 | 83.03% | 7,860 |
| Payroll-Site Manager | 75,289 | 62,741 | 63,622 | (881) | 84.50% | 5,791 |
| FICA Taxes | 14,584 | 12,154 | 11,537 | 617 | 79.11% | 1,044 |
| Workers' Compensation | 8,490 | 8,490 | 5,254 | 3,236 | 61.88% | - |
| Unemployment Compensation | 200 | 167 | 32 | 135 | 16.00% | 1 |
| Contracts-Pools | 45,000 | 37,500 | 33,795 | 3,705 | 75.10% | 3,750 |
| Contracts-Security Alarms | 1,000 | 834 | 2,613 | (1,779) | 261.30% | - |
| Contracts-Sheriff | 15,000 | 12,500 | 12,595 | (95) | 83.97% | 7,330 |
| Security Monitoring Services | 9,000 | 7,500 | 2,720 | 4,780 | 30.22% | - |
| R&M-Clubhouse | 20,000 | 16,668 | 20,365 | (3,697) | 101.83% | 1,114 |
| R&M-Parks | 5,000 | 4,167 | 4,153 | 14 | 83.06% | 1,932 |
| R&M-Pools | 15,000 | 12,500 | 14,557 | (2,057) | 97.05% | 2,749 |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| R&M-Fitness Center | 10,000 | 8,333 | 5,629 | 2,704 | 56.29% | 145 |
| Misc-Property Taxes | 1,400 | 1,400 | - | 1,400 | 0.00% | - |
| Security Enhancements | 5,000 | 4,167 | 3,327 | 840 | 66.54% | - |
| Holiday Lighting & Decorations | 6,000 | 5,000 | 10,334 | (5,334) | 172.23% | - |
| Op Supplies - Clubhouse | 18,000 | 15,000 | 8,751 | 6,249 | 48.62% | - |
| **Total Parks and Recreation** | 368,963 | 309,121 | 298,921 | 10,200 | 81.02% | 31,716 |
| **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% | - |
| Reserve - Fitness Center | 10,000 | 10,000 | 3,300 | 6,700 | 33.00% | - |
| Reserve - Landscaping | 30,000 | 30,000 | 36,500 | (6,500) | 121.67% | - |
| 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% | - |
| **TOTAL EXPENDITURES & RESERVES** | **1,883,913** | **1,634,018** | **1,434,998** | **199,020** | **76.17%** | **83,766** |
| Excess (deficiency) of revenues Over (under) expenditures | - | 231,191 | 423,089 | 191,898 | 0.00% | (77,803) |
| Net change in fund balance | $ - | $ 231,191 | $ 423,089 | $ 191,898 | 0.00% | $ (77,803) |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **1,009,651** | **1,009,651** | **1,009,651** | | | |
| **FUND BALANCE, ENDING** | **$ 1,009,651** | **$ 1,240,842** | **$ 1,432,740** | | | |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ 100 | $ 83 | $ - | $ (83) | 0.00% | $ - |
| Special Assmnts- Tax Collector | 27,949 | 27,949 | 27,898 | (51) | 99.82% | - |
| Special Assmnts- Discounts | (1,118) | (1,118) | (1,052) | 66 | 94.10% | - |
| Gate Bar Code/Remotes | 300 | 250 | 475 | 225 | 158.33% | - |
| **TOTAL REVENUES** | **27,231** | **27,164** | **27,321** | **157** | **100.33%** | **-** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| Misc-Assessment Collection Cost | 517 | 517 | 537 | (20) | 103.87% | - |
| **Total Administration** | 517 | 517 | 537 | (20) | 103.87% | - |
| **Gatehouse** | | | | | | |
| Communication - Telephone | 600 | 500 | 482 | 18 | 80.33% | 66 |
| Electricity - Gate | 550 | 458 | 537 | (79) | 97.64% | 97 |
| R&M-Gate | 3,064 | 2,553 | 3,545 | (992) | 115.70% | - |
| **Total Gatehouse** | 4,214 | 3,511 | 4,564 | (1,053) | 108.31% | 163 |
| **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** | **26,528** | **7,886** | **18,642** | **28.96%** | **163** |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| Excess (deficiency) of revenues Over (under) expenditures | - | 636 | 19,435 | 18,799 | 0.00% | (163) |
| Net change in fund balance | $ - | $ 636 | $ 19,435 | $ 18,799 | 0.00% | $ (163) |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **121,264** | **121,263** | **121,264** | | | |
| **FUND BALANCE, ENDING** | **$ 121,264** | **$ 121,899** | **$ 140,699** | | | |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ 500 | $ 417 | $ - | $ (417) | 0.00% | $ - |
| Special Assmnts- Tax Collector | 47,935 | 47,935 | 47,848 | (87) | 99.82% | - |
| Special Assmnts- Discounts | (1,917) | (1,917) | (1,804) | 113 | 94.11% | - |
| Gate Bar Code/Remotes | 200 | 167 | 282 | 115 | 141.00% | - |
| **TOTAL REVENUES** | **46,718** | **46,602** | **46,326** | **(276)** | **99.16%** | **-** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| Misc-Assessment Collection Cost | 917 | 917 | 921 | (4) | 100.44% | - |
| **Total Administration** | 917 | 917 | 921 | (4) | 100.44% | - |
| **Gatehouse** | | | | | | |
| Communication - Telephone | 691 | 576 | 340 | 236 | 49.20% | 54 |
| Electricity - Gate | 690 | 575 | 550 | 25 | 79.71% | 100 |
| R&M-Gate | 2,420 | 2,017 | 7,138 | (5,121) | 294.96% | - |
| **Total Gatehouse** | 3,801 | 3,168 | 8,028 | (4,860) | 211.21% | 154 |
| **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** | **46,085** | **21,747** | **24,338** | **46.55%** | **154** |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| Excess (deficiency) of revenues Over (under) expenditures | - | 517 | 24,579 | 24,062 | 0.00% | (154) |
| Net change in fund balance | $ - | $ 517 | $ 24,579 | $ 24,062 | 0.00% | $ (154) |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **202,226** | **202,225** | **202,226** | | | |
| **FUND BALANCE, ENDING** | **$ 202,226** | **$ 202,742** | **$ 226,805** | | | |

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ - | $ - | $ 5,353 | $ 5,353 | 0.00% | $ 240 |
| Special Assmnts- Tax Collector | 379,124 | 379,124 | 378,437 | (687) | 99.82% | - |
| Special Assmnts- Discounts | (15,165) | (15,165) | (14,268) | 897 | 94.09% | - |
| **TOTAL REVENUES** | **363,959** | **363,959** | **369,522** | **5,563** | **101.53%** | **240** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| Misc-Assessment Collection Cost | 7,582 | 7,582 | 7,285 | 297 | 96.08% | - |
| **Total Administration** | 7,582 | 7,582 | 7,285 | 297 | 96.08% | - |
| **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%** | **-** |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUL-26 ACTUAL |
|---|---|---|---|---|---|---|
| Excess (deficiency) of revenues Over (under) expenditures | 3,452 | 3,452 | 1,291 | (2,161) | 37.40% | 240 |
| **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 | $ 1,291 | $ (2,161) | 37.40% | $ 240 |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **100,635** | **100,635** | **100,635** | | | |
| **FUND BALANCE, ENDING** | **$ 104,087** | **$ 104,087** | **$ 101,926** | | | |

**LEXINGTON OAKS**

Community Development District

**Supporting Schedules**

**July 31, 2026**

## Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2026

| Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Actual | Apr Actual | May Actual | Jun Actual | Jul Actual | Aug Budget | Sep Budget | TOTAL Actual Thru 7/31/2026 | 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 | $ 5,563 | $ 5,833 | $ 5,833 | $ 60,355 | $ 72,022 | $ 70,000 | 103% |
| Room Rentals | 752 | - | 1,458 | 1,998 | 2,100 | 800 | - | 600 | 1,950 | 400 | 1,667 | 1,667 | 10,059 | 13,392 | 20,000 | 67% |
| Interest - Tax Collector | - | 229 | - | 1,499 | - | - | 226 | - | 442 | - | 186 | 186 | 2,396 | 2,768 | 2,234 | 124% |
| 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 | 12,575 | 15,907 | 20,000 | 80% |
| **Total Revenues** | **5,120** | **299,165** | **1,317,430** | **74,733** | **36,798** | **27,313** | **55,482** | **12,063** | **24,020** | **5,963** | **9,352** | **9,352** | **1,858,087** | **1,876,791** | **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 | 3,000 | 2,000 | 2,000 | 21,000 | 25,000 | 24,000 | 104% |
| Payroll-Other | 755 | 569 | 759 | 755 | 909 | 451 | 590 | 789 | 793 | 1,046 | 350 | 350 | 7,417 | 8,116 | 4,200 | 193% |
| FICA Taxes | 214 | 153 | 138 | 122 | 153 | 77 | 230 | 77 | 214 | 230 | 180 | 180 | 1,607 | 1,968 | 2,157 | 91% |
| Unemployment Compensation | 3 | 2 | 2 | 2 | 2 | 1 | 3 | 1 | 3 | 3 | 3 | 3 | 21 | 28 | 30 | 93% |
| ProfServ-Arbitrage Rebate | - | - | - | - | - | - | 4,500 | - | - | - | - | - | 4,500 | 4,500 | 1,700 | 265% |
| ProfServ-Dissemination Agent | - | - | - | - | - | - | - | - | - | - | 83 | 83 | - | 166 | 1,000 | 17% |
| ProfServ-Engineering | - | 1,680 | 4,575 | 1,830 | 1,410 | 1,125 | 2,370 | 105 | - | 1,320 | 1,667 | 1,667 | 14,415 | 17,749 | 20,000 | 89% |
| ProfServ-Legal Services | - | 1,530 | 1,438 | 1,352 | - | 3,818 | 1,060 | 1,586 | 1,861 | 2,955 | 2,500 | 2,500 | 15,599 | 20,600 | 30,000 | 69% |
| ProfServ-Mgmt Consulting | 5,274 | 5,274 | 5,274 | 5,274 | 5,274 | (1,592) | 1,841 | 1,841 | 1,841 | 1,841 | 5,431 | 5,431 | 32,138 | 43,004 | 65,180 | 66% |
| 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 | 1,599 | 1,933 | 2,000 | 97% |
| Auditing Services | - | - | - | - | - | - | - | - | - | 5,100 | - | - | 5,100 | 5,100 | 7,500 | 68% |
| Contract-Website Hosting | - | - | - | - | - | - | - | - | - | - | 129 | 129 | - | 258 | 1,553 | 17% |
| Website Compliance | - | - | - | - | - | - | - | - | - | - | 127 | 127 | - | 254 | 1,520 | 17% |
| Postage and Freight | 98 | 86 | 44 | 134 | 85 | 94 | 30 | 16 | 382 | 57 | 66 | 66 | 1,024 | 1,158 | 800 | 145% |
| Insurance - General Liability | 17,183 | - | - | - | - | - | - | - | 700 | - | - | - | 17,883 | 17,883 | 17,607 | 102% |
| Printing and Binding | - | - | - | - | - | - | - | - | - | - | 66 | 66 | - | 132 | 800 | 17% |
| Legal Advertising | 92 | - | - | - | - | - | - | 201 | - | 366 | 167 | 167 | 659 | 993 | 2,000 | 50% |
| Misc-Bank Charges | 134 | 154 | 149 | 150 | 131 | 129 | 129 | 137 | 141 | 131 | 92 | 92 | 1,384 | 1,569 | 1,100 | 143% |
| 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 | - | 42 | 250 | 17% |
| 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 | 16,049 | 13,049 | 13,049 | 185,014 | 211,121 | 247,532 | 85% |

## Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2026

| | | | | | | | | | | | | | TOTAL | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Account Description** | **Oct Actual** | **Nov Actual** | **Dec Actual** | **Jan Actual** | **Feb Actual** | **Mar Actual** | **Apr Actual** | **May Actual** | **Jun Actual** | **Jul Actual** | **Aug Budget** | **Sep Budget** | **Actual Thru 7/31/2026** | **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 | 20,500 | 24,600 | 24,600 | 100% |
| R&M-Lake | - | - | - | - | - | - | - | - | - | 500 | 250 | 250 | 500 | 1,000 | 3,000 | 33% |
| R&M-Mitigation | - | - | - | - | - | - | - | - | - | - | 208 | 208 | - | 416 | 2,500 | 17% |
| **Total Flood Control/Stormwater Mgmt** | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,550 | 2,508 | 2,508 | 21,000 | 26,016 | 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 | 170,810 | 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 | 16,848 | 21,060 | 25,272 | 83% |
| Insurance - Property | 31,060 | - | - | - | - | - | - | - | - | - | - | - | 31,060 | 31,060 | 33,647 | 92% |
| R&M-Entry Feature | - | - | - | 1,615 | - | 646 | 3,418 | 600 | - | 135 | 667 | 667 | 6,414 | 7,748 | 8,000 | 97% |
| R&M-Irrigation | 1,150 | 6,714 | 14,004 | 2,638 | 429 | 8,094 | 5,162 | 851 | 2,942 | - | 2,500 | 2,500 | 41,984 | 46,984 | 30,000 | 157% |
| R&M-Mulch | - | 23,100 | (308) | - | - | - | - | - | - | - | 1,837 | 1,837 | 22,792 | 26,466 | 22,040 | 120% |
| R&M-Plant Replacement | - | 3,062 | - | - | - | 2,656 | - | - | 5,540 | - | 5,000 | 5,000 | 11,257 | 21,258 | 60,000 | 35% |
| R&M-Sidewalk Cleaning | - | - | - | - | - | - | - | 12,000 | - | - | 1,000 | 1,000 | 12,000 | 14,000 | 12,000 | 117% |
| R&M-Annuals | - | - | 11,150 | - | 4,990 | - | - | - | 8,750 | - | 2,188 | 2,188 | 24,890 | 29,266 | 26,250 | 111% |
| R&M-Tree Replacement | - | - | - | - | - | - | - | - | - | - | 833 | 833 | - | 1,666 | 10,000 | 17% |
| R&M-Tree Removal | - | - | 1,400 | 6,500 | 1,600 | - | - | 5,500 | 14,300 | - | 5,417 | 5,417 | 29,300 | 40,134 | 65,000 | 62% |
| Misc-Contingency | - | - | - | - | 46 | - | - | - | - | - | 12,500 | 12,500 | 46 | 25,046 | 150,000 | 17% |
| Capital Improvements | - | - | - | - | - | - | - | - | - | - | 8,333 | 8,333 | - | 16,666 | 100,000 | 17% |
| **Total Field** | 51,397 | 52,063 | 45,433 | 29,940 | 26,252 | 30,583 | 27,767 | 38,138 | 48,613 | 17,216 | 59,462 | 59,462 | 367,401 | 486,326 | 747,183 | 65% |
| ***Utilities*** | | | | | | | | | | | | | | | | |
| Contracts-Solid Waste Services | 408 | 406 | 470 | 466 | 459 | 468 | 519 | 528 | 579 | 569 | 145 | 145 | 4,872 | 5,162 | 1,735 | 298% |
| Communication - Teleph - Field | 1,471 | 330 | 920 | 725 | 923 | 773 | 1,024 | 958 | 869 | 919 | 700 | 700 | 8,913 | 10,312 | 8,400 | 123% |
| Electricity - General | 790 | 12,117 | 11,754 | 11,989 | 11,924 | 11,879 | 11,601 | 11,946 | 12,092 | 13,092 | 13,333 | 13,333 | 109,185 | 135,850 | 160,000 | 85% |
| Utility - Gas | 123 | 1,312 | 8,179 | 11,523 | 15,033 | 15,685 | 7,082 | 6,257 | 1,369 | 151 | 4,167 | 4,167 | 66,716 | 75,048 | 50,000 | 150% |
| Utility - Water & Sewer | 1,076 | 4,511 | 40 | 1,983 | 1,974 | 2,346 | 3,044 | 1,867 | 1,585 | 1,504 | 1,667 | 1,667 | 19,928 | 23,264 | 20,000 | 116% |
| **Total Utilities** | 3,868 | 18,676 | 21,363 | 26,686 | 30,313 | 31,151 | 23,270 | 21,556 | 16,494 | 16,235 | 20,012 | 20,012 | 209,614 | 249,636 | 240,135 | 104% |
| ***Parks and Recreation*** | | | | | | | | | | | | | | | | |
| Payroll-Salaries | 12,605 | 8,526 | 8,223 | 8,618 | 7,579 | 7,328 | 13,264 | 14,903 | 10,731 | 7,860 | 10,000 | 10,000 | 99,637 | 119,637 | 120,000 | 100% |
| Payroll-Site Manager | 8,603 | 5,791 | 5,791 | 5,791 | 5,791 | 5,791 | 5,791 | 8,687 | 5,791 | 5,791 | 6,274 | 6,274 | 63,622 | 76,166 | 75,289 | 101% |
| FICA Taxes | 1,622 | 1,095 | 1,072 | 1,102 | 1,023 | 1,004 | 1,003 | 1,518 | 1,054 | 1,044 | 1,215 | 1,215 | 11,537 | 13,967 | 14,584 | 96% |
| Workers' Compensation | 4,395 | - | - | - | 435 | - | - | 424 | - | - | - | - | 5,254 | 5,254 | 8,490 | 62% |
| Unemployment Compensation | - | - | - | 14 | 7 | 3 | 3 | 2 | 2 | 1 | 17 | 17 | 32 | 66 | 200 | 33% |
| Contracts-Pools | - | 3,750 | 3,750 | 3,795 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 33,795 | 41,295 | 45,000 | 92% |
| Contracts-Security Alarms | 69 | - | 1,429 | 749 | 73 | - | 146 | 73 | 73 | - | 83 | 83 | 2,613 | 2,778 | 1,000 | 278% |

## Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2026

| Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Actual | Apr Actual | May Actual | Jun Actual | Jul Actual | Aug Budget | Sep Budget | TOTAL Actual Thru 7/31/2026 | TOTAL FY2026 Total | TOTAL Adopted Budget | TOTAL % of Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Contracts-Sheriff | - | - | 1,200 | 1,665 | - | 1,680 | - | 720 | - | 7,330 | 1,250 | 1,250 | 12,595 | 15,095 | 15,000 | 101% |
| Security Monitoring Services | - | - | - | - | - | - | 2,040 | 680 | - | - | 750 | 750 | 2,720 | 4,220 | 9,000 | 47% |
| R&M-Clubhouse | 3,813 | - | 5,297 | 4,141 | 285 | 570 | 2,211 | 1,094 | 1,840 | 1,114 | 1,666 | 1,666 | 20,365 | 23,697 | 20,000 | 118% |
| R&M-Parks | 126 | - | 17 | - | - | - | 147 | - | 1,932 | 1,932 | 417 | 417 | 4,153 | 4,988 | 5,000 | 100% |
| R&M-Pools | 4,672 | - | 715 | - | 2,210 | 1,620 | 1,763 | 827 | - | 2,749 | 1,250 | 1,250 | 14,557 | 17,056 | 15,000 | 114% |
| R&M-Fitness Center | 628 | 765 | 839 | 547 | 927 | 1,027 | 461 | 145 | 145 | 145 | 833 | 833 | 5,629 | 7,295 | 10,000 | 73% |
| Misc-Property Taxes | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,400 | 0% |
| Security Enhancements | - | 1,708 | - | - | - | - | 1,619 | - | - | - | 417 | 417 | 3,327 | 4,161 | 5,000 | 83% |
| Holiday Lighting & Decorations | 5,167 | - | 5,167 | - | - | - | - | - | - | - | 500 | 500 | 10,334 | 11,334 | 6,000 | 189% |
| Op Supplies - Clubhouse | 1,439 | - | 210 | 1,853 | 265 | - | 2,661 | 1,199 | 1,124 | - | 1,500 | 1,500 | 8,751 | 11,751 | 18,000 | 65% |
| **Total Parks and Recreation** | 43,139 | 21,635 | 33,710 | 28,275 | 22,345 | 22,773 | 34,859 | 34,022 | 26,442 | 31,716 | 29,922 | 29,922 | 298,921 | 358,760 | 368,963 | 97% |
| ***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** | **83,766** | **124,953** | **124,953** | **1,434,998** | **1,684,907** | **1,883,913** | 89% |
| 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) | $ (77,803) | $ (115,601) | $ (115,601) | 423,089 | 191,884 | - | 0% |
| **Fund Balance, Beginning (Oct 1, 2025)** | | | | | | | | | | | | | **1,009,651** | **1,009,651** | **1,009,651** | |
| **Fund Balance, Ending** | | | | | | | | | | | | | **$ 1,432,740** | **$ 1,201,535** | **$ 1,009,651** | |

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

| | | | | | ALLOCATION BY FUND | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Date Received | Net Amount Received | Discount / (Penalties) Amount | Collection Cost | Gross Amount Received | General Fund | Hawthorne Gate Fund | Preakness Gate Fund | Series 2021A Debt Service Fund | Series 2021B Debt Service Fund |
| Assessments Levied FY 2026 | | | | $ 2,300,507 | $ 1,845,499 | $ 27,949 | $ 47,935 | $ 248,435 | $ 130,689 |
| Allocation % | | | | 100.00% | 80.22% | 1.21% | 2.08% | 10.80% | 5.68% |
| 11/06/25 | $ 39,217 | $ 2,074 | $ 800 | $ 42,092 | $ 33,766 | $ 511 | $ 877 | $ 4,546 | $ 2,391 |
| 11/14/25 | 143,944 | 6,120 | 2,938 | 153,001 | 122,740 | 1,859 | 3,188 | 16,523 | 8,692 |
| 11/20/25 | 99,983 | 4,251 | 2,040 | 106,274 | 85,254 | 1,291 | 2,214 | 11,477 | 6,037 |
| 11/26/25 | 77,870 | 3,311 | 1,589 | 82,770 | 66,399 | 1,006 | 1,725 | 8,938 | 4,702 |
| 12/05/25 | 1,367,398 | 58,137 | 27,906 | 1,453,441 | 1,165,971 | 17,658 | 30,285 | 156,959 | 82,568 |
| 12/11/25 | 195,509 | 8,283 | 3,990 | 207,782 | 166,685 | 2,524 | 4,329 | 22,439 | 11,804 |
| 12/18/25 | 26,741 | 1,053 | 546 | 28,339 | 22,734 | 344 | 590 | 3,060 | 1,610 |
| 01/09/26 | 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
*July 31, 2026*

**GENERAL FUND**

| Account Name | Bank Name | Account Number | Maturity | APY | Balance |
|---|---|---|---|---|---|
| Public Funds Now | Truist Bank | 5579 | n/a | 0.01% | $ 4,841 |
| Government Interest Checking | Valley National Bank | 0201 | n/a | 3.56% | $ 1,684,140 |
| | | | | **Subtotal** | $ 1,688,981 |
| Public Funds Money Market Account | BankUnited | 8441 | n/a | 3.37% | $ 145,793 |
| | | | | **GF Subtotal** | $ 1,834,773 |

**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% | 37,880 |
| Series 2021 Revenue Fund B | US Bank | 6000 | n/a | 3.50% | 10,621 |
| | | | | **Subtotal** | $ 83,862 |
| | | | | **Grand Total** | **$ 1,918,635** |

# Bank Account Statement

Lexington Oaks CDD

| | | | |
|---|---|---|---|
| **Bank Account No.** | 0201 | | |
| **Statement No.** | 07-26 | **Statement Date** | 07/31/2026 |

| | | | |
|---|---|---|---|
| **G/L Account No. 101002 Balance** | 1,684,139.65 | **Statement Balance** | 1,687,259.93 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | **Subtotal** | 1,687,259.93 |
| **Subtotal** | 1,684,139.65 | **Outstanding Checks** | -3,120.28 |
| **Negative Adjustments** | 0.00 | **Ending Balance** | 1,684,139.65 |
| **Ending G/L Balance** | 1,684,139.65 | | |

| 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 |
| 07/14/2026 | Payment | 100354 | BRLETIC DVORAK, INC | Inv: 2523 | | | -1,320.00 |
| 07/28/2026 | Payment | 9930 | SAMANTHA LUCKIE | Payment of Invoice 018880 | | | -800.00 |
| 07/31/2026 | Payment | 100358 | INFRAMARK LLC | Inv: 184694 | | | -20.28 |
| **Total Outstanding Checks** | | | | | | | -3,120.28 |

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: 07/01/26 - 07/31/26**

*LEXINGTON OAKS COMMUNITY DEVELOPMENT*

| Beginning Balance | | Deposits & Other Credits | | Withdrawals & Other Debits | | Ending Balance |
|---|---|---|---|---|---|---|
| $1,797,984.91 | + | $5,147.49 | - | $115,872.47 | = | $1,687,259.93 |

**TRANSACTIONS**

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|---|---|---|---|---|
| | Beginning Balance | | | $1,797,984.91 |
| 07/01 | ACH DEBIT<br>SPARK ENERGY LLC BILLPAYMNT 260701 | -$854.19 | | $1,797,130.72 |
| 07/02 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100344*2607 01*INFRAMARK LLC\2<br>14399877\175333129 \214399877 | -$16.28 | | $1,797,114.44 |
| 07/02 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100341*2607 01*FEDEX\214399878<br>\175366052\2143998 78 | -$18.42 | | $1,797,096.02 |
| 07/02 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100343*2607 01*FITNESS LOGIC\2<br>14399879\175333130 \214399879 | -$145.00 | | $1,796,951.02 |
| 07/03 | ACH DEBIT<br>ADP PAYROLL FEES ADP FEES 260703<br>935141552850 | -$398.52 | | $1,796,552.50 |
| 07/06 | CHECK 9927 | -$700.00 | | $1,795,852.50 |
| 07/07 | CHECK 9926 | -$1,931.60 | | $1,793,920.90 |
| 07/09 | ACH DEBIT<br>ADP Tax ADP Tax 260709 RWF7W 071014A01 | -$1,565.81 | | $1,792,355.09 |
| 07/09 | ACH DEBIT<br>ADP WAGE PAY WAGE PAY 260709<br>619077388449F7W | -$5,684.22 | | $1,786,670.87 |
| 07/09 | CHECK 100339 | -$29,006.00 | | $1,757,664.87 |

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



## TRANSACTIONS (continued)

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|---|---|---|---|---|
| 07/10 | ACH DEBIT<br>WREC ELECTRIC 260710 0001265889 | -$44.26 | | $1,757,620.61 |
| 07/10 | ACH DEBIT<br>WREC ELECTRIC 260710 0001265883 | -$48.90 | | $1,757,571.71 |
| 07/10 | ACH DEBIT<br>WREC ELECTRIC 260710 0001265871 | -$49.58 | | $1,757,522.13 |
| 07/10 | ACH DEBIT<br>WREC ELECTRIC 260710 0001265888 | -$363.09 | | $1,757,159.04 |
| 07/10 | ACH DEBIT<br>WREC ELECTRIC 260710 0001265890 | -$404.58 | | $1,756,754.46 |
| 07/10 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100347*2607 09*FEDEX\215151123<br>\176241558\2151511 23 | -$18.49 | | $1,756,735.97 |
| 07/10 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100349*2607 09*ADVANCED ENERGY<br>SOLUTIONS\2151510 86\176188686\21515 | -$315.00 | | $1,756,420.97 |
| 07/10 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100346*2607 09*COOPER POOLS IN<br>C\215151121\176241 557\215151121 | -$1,980.00 | | $1,754,440.97 |
| 07/10 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100350*2607 09*CLEARVUE ENVIRO<br>NMENTAL LLC\215151 089\176293914\2151 | -$2,550.00 | | $1,751,890.97 |
| 07/10 | ACH DEBIT<br>WREC ELECTRIC 260710 0001265863 | -$11,497.80 | | $1,740,393.17 |
| 07/13 | ACH DEBIT<br>SPECTRUM SPECTRUM 260713 | -$145.35 | | $1,740,247.82 |
| 07/13 | CHECK 100345 | -$2,365.00 | | $1,737,882.82 |
| 07/14 | CHECK 100340 | -$1,860.50 | | $1,736,022.32 |
| 07/14 | CHECK 100342 | -$14,300.00 | | $1,721,722.32 |
| 07/15 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100351*2607 14*FEDEX\215666910<br>\176817973\2156669 10 | -$17.74 | | $1,721,704.58 |
| 07/15 | ACH DEBIT<br>PASCOBCCUTENT UTILITYPMT 260715 | -$46.06 | | $1,721,658.52 |
| 07/15 | ACH DEBIT<br>PASCOBCCUTENT UTILITYPMT 260715 | -$46.19 | | $1,721,612.33 |
| 07/15 | ACH DEBIT<br>PASCOBCCUTENT UTILITYPMT 260715 | -$70.93 | | $1,721,541.40 |
| 07/15 | ACH DEBIT<br>PASCOBCCUTENT UTILITYPMT 260715 | -$1,340.54 | | $1,720,200.86 |
| 07/15 | ACH DEBIT<br>AVIDPAY SERVICE AVIDPAY<br>REF*CK*100352*2607 14*INFRAMARK LLC\2<br>15666908\176780626 \215666908 | -$1,840.70 | | $1,718,360.16 |
| 07/15 | ACH DEBIT | -$3,750.00 | | $1,714,610.16 |

## TRANSACTIONS (continued)

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|---|---|---|---|---|
| | AVIDPAY SERVICE AVIDPAY REF*CK*100353*2607 14*COOPER POOLS IN C\215666924\176817 974\215666924 | | | |
| 07/17 | ACH DEBIT SPECTRUM SPECTRUM 260717 | -$66.33 | | $1,714,543.83 |
| 07/17 | ACH DEBIT ADP PAYROLL FEES ADP FEES 260717 465082114254 | -$199.26 | | $1,714,344.57 |
| 07/20 | ACH DEBIT ADP Tax ADP Tax 260720 RWF7W 072015A01 | -$194.00 | | $1,714,150.57 |
| 07/20 | ACH DEBIT ADP WAGE PAY WAGE PAY 260720 926143786960F7W | -$883.50 | | $1,713,267.07 |
| 07/21 | ACH DEBIT TRUIST MC/VISA CCD CRDPMT 260720 80000104024 | -$7,302.75 | | $1,705,964.32 |
| 07/21 | CHECK 9928 | -$5,100.00 | | $1,700,864.32 |
| 07/22 | ACH DEBIT SPECTRUM SPECTRUM 260722 | -$54.39 | | $1,700,809.93 |
| 07/22 | ACH DEBIT ADP Tax ADP Tax 260722 RWF7W 072216A01 | -$194.00 | | $1,700,615.93 |
| 07/22 | ACH DEBIT ADP WAGE PAY WAGE PAY 260722 385104726825F7W | -$883.50 | | $1,699,732.43 |
| 07/23 | ACH DEBIT ADP Tax ADP Tax 260723 RWF7W 072415A01 | -$1,620.98 | | $1,698,111.45 |
| 07/23 | ACH DEBIT ADP WAGE PAY WAGE PAY 260723 676089114829F7W | -$5,824.93 | | $1,692,286.52 |
| 07/23 | ACH DEBIT WASTE CONNECTION WEB_PAY 260723 | -$568.76 | | $1,691,717.76 |
| 07/24 | ACH DEBIT TECO/PEOPLE GAS UTILITYBIL 260724 | -$151.00 | | $1,691,566.76 |
| 07/27 | ACH DEBIT SPECTRUM SPECTRUM 260727 | -$447.77 | | $1,691,118.99 |
| 07/27 | ACH DEBIT VERIZON WIRELESS PAYMENTS 260727 082098437500001 | -$60.70 | | $1,691,058.29 |
| 07/27 | CHECK 9929 | -$480.00 | | $1,690,578.29 |
| 07/27 | CHECK 100348 | -$3,450.00 | | $1,687,128.29 |
| 07/29 | ACH DEBIT SPECTRUM SPECTRUM 260729 | -$115.35 | | $1,687,012.94 |
| 07/29 | ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100356*2607 28*BUSINESS OBSERV ER\216997605\17849 3909\216997605 | -$210.00 | | $1,686,802.94 |
| 07/29 | ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100357*2607 28*ADVANCED ENERGY SOLUTIONS\2169976 06\178449421\21699 | -$1,114.48 | | $1,685,688.46 |
| 07/29 | ACH DEBIT | -$2,050.00 | | $1,683,638.46 |

## TRANSACTIONS (continued)

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|---|---|---|---|---|
| | AVIDPAY SERVICE AVIDPAY REF*CK*100355*2607 28*CLEARVUE ENVIRO NMENTAL LLC\216997 602\178493908\2169 | | | |
| 07/30 | ACH DEBIT ADP Tax ADP Tax 260730 RWF7W 073016A01 | -$194.00 | | $1,683,444.46 |
| 07/30 | ACH DEBIT ADP WAGE PAY WAGE PAY 260730 781083639309F7W | -$883.50 | | $1,682,560.96 |
| 07/31 | ACH DEBIT ADP PAYROLL FEES ADP FEES 260731 637099754046 | -$448.52 | | $1,682,112.44 |
| 07/31 | INTEREST CREDIT | | $5,147.49 | $1,687,259.93 |
| **Ending Balance** | | | | **$1,687,259.93** |

## CHECKS IN ORDER

| Date | Number | Amount | Date | Number | Amount |
|---|---|---|---|---|---|
| 07/07 | 9926 | $1,931.60 | 07/14 | 100340 | $1,860.50 |
| 07/06 | 9927 | $700.00 | 07/14 | 100342* | $14,300.00 |
| 07/21 | 9928 | $5,100.00 | 07/13 | 100345* | $2,365.00 |
| 07/27 | 9929 | $480.00 | 07/27 | 100348* | $3,450.00 |
| 07/09 | 100339* | $29,006.00 | | | |

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

## INTEREST RATE CALCULATIONS

| | | | |
|---|---|---|---|
| Avg. Stmt. Collected Balance | $1,731,644.00 | Annual % Yield Earned | 3.56% |
| Year-to-Date Interest Paid | $41,162.35 | Interest Paid | $5,147.49 |

## OVERDRAFT FEES

| | Total This Period: | Total Year-To-Date: |
|---|---|---|
| **Total Overdraft Fees:** | $0.00 | $0.00 |
| **Total Return Fees** | $0.00 | $0.00 |

## Withlacoochee River Electric Cooperative (WREC)

| Account no. | Meter no. | Member ID No. | Notes | Description/Address | Oct-25<br>9/23-10/23 | Nov-25<br>10/23-11/21 | Dec-25<br>11/21-12/20 | Jan-26<br>12/20-1/23 | Feb-26<br>1/23-2/24 | Mar-26<br>2/24-3/23 | Apr-26<br>3/23-4/25 | May-26<br>4/26-5/22 | Jun-26<br>5/22-6/21 | Jul-26<br>6/21-7/23 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1265872 | n/a | 0158 737 011 | Public Lighting | Public Lighting PL | $ 8,627.69 | $ 8,579.66 | $ 8,579.66 | $ 8,579.66 | $ 8,579.66 | $ 8,579.66 | $ 8,619.59 | $ 8,619.59 | $ 8,693.74 | $ 8,762.22 | **$ 86,221.13** |
| 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 | 1,504.59 | **13,271.74** |
| 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 | 42.44 | **425.46** |
| 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 | 41.08 | **432.30** |
| 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 | 50.85 | **494.23** |
| 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 | 51.09 | **502.35** |
| 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 | 41.64 | **418.91** |
| 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 | 44.83 | **440.47** |
| 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 | 45.51 | **444.70** |
| 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 | 277.21 | **2,932.81** |
| 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 | 49.04 | **513.52** |
| 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 | 42.55 | **427.04** |
| 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 | 41.98 | **421.79** |
| 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 | 42.78 | **427.59** |
| 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 | 46.31 | **445.91** |
| 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 | 575.56 | **5,950.37** |
| 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 | 43.35 | **431.61** |
| **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 | $11,703.03 | **$114,201.93** |
| 1265888 | 40535597 | 0158 737 027 | Fountain | :6304 Lexington Oaks Blvd Foui | $ 329.58 | $ 301.89 | $ 334.93 | $ 148.87 | $ 58.31 | $ 113.62 | $ 313.32 | $ 349.60 | $ 363.09 | $ 341.92 | **$ 2,655.13** |
| 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 | 44.37 | **$ 441.07** |
| 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 | 440.43 | **$ 2,844.27** |
| **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** | **$12,529.75** | **$120,142.40** |

## 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 | 6/21-7/23 | 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 | $ 48.35 | **$ 486.76** |
| **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 | 6/21-7/23 | 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 | $ 49.95 | **$ 498.29** |
| **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 | 7/8-8/7 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 820984375-000C | 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 | $ 60.70 | | **$ 546.99** |
| **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 | 7/10-8/9 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8337 13 001 1295609 | | | | 26304 Lexington Oaks Blvd | $ 110.00 | $ 110.00 | $ 110.00 | $ 110.00 | 115.35 | 115.35 | 115.35 | 115.35 | 115.35 | 115.35 | **$ 1,132.10** |
| **001-541005-53903** | | | | Office/Fitness | | | | | | | | | | | |

| 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 | 6/30-7/29 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8337 13 001 1294156 | | | | 5844 War Admiral Dr, Apt Camei | $ 140.00 | $ 140.00 | $ 140.00 | $ 140.00 | 150.09 | 150.09 | 150.09 | 150.03 | 150.03 | 150.03 | **$ 1,460.36** |
| **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 | 7/6-8/5 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8337 13 001 1294172 | | | | Comm Fitness - TV/Internet/Voic | $ 419.97 | 419.97 | 419.97 | 419.97 | 447.74 | 447.74 | 447.68 | 447.62 | 447.62 | 447.77 | **$ 4,366.05** |
| **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 | 7/23-8/22 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8337 13 001 1307180 | | | | 26723 Lexington Oaks Blvd | $ 140.00 | - | - | 140.00 | 145.35 | 145.35 | 145.35 | 145.35 | 145.35 | | **$ 1,006.75** |
| **001-541005-53903** | | | | | | | | | | | | | | | |
| **Subtotal** | | | | | **$ 890.11** | **$ 750.11** | **$ 755.10** | **$ 890.10** | **$ 938.66** | **$ 828.46** | **$ 908.50** | **$ 919.01** | **$ 919.05** | **$ 713.15** | **$ 8,512.25** |

## 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 | 6/28-7/27 | 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 | 66.33 | **$ 581.77** |
| **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 | 7/8-8/7 | 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 | 54.39 | **$ 184.15** |
| **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 | 6/13-7/15 | 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 | $ 46.19 | **$ 533.72** |
| 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 | 63.99 | **4,309.40** |
| 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 | 1,510.22 | **15,260.92** |

## 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 | 6/26-7/29 | 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 | 17.15 | **386.12** |
| **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** | **$ 1,637.55** | **$ 20,490.16** |

## 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 | 7/01-7/29 | 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 | $ 151.00 | **$ 18,666.66** |
| **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 | 6/26-7/26 | 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** | **$ 151.00** | **$ 66,903.42** |

## Check Register Summary

| DATE | CHECK NUMBERS | AMOUNT |
|---|---|---|
| 7/01/26 - 7/31/26 | 9926 - 9930<br>100340 - 100358<br>300307 - 300322 | $61,964 |
| TOTAL | | $61,964 |

**Payment Register by Fund**

For the Period from 7/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND - 001** | | | | | | | |
| **CHECK # 100340** | | | | | | | |
| 001 | 07/01/26 | STRALEY ROBIN VERICKER | 28552 | Legal Service Through 5/31/26 | ProfServ-Legal Services | 531023-51401 | $1,860.50 |
| | | | | | | ***Check Total*** | *$1,860.50* |
| **CHECK # 100341** | | | | | | | |
| 001 | 07/01/26 | FEDEX | 9-341-38835 | FEDEX CHARGES | Postage and Freight | 541006-51301 | $18.42 |
| | | | | | | ***Check Total*** | *$18.42* |
| **CHECK # 100342** | | | | | | | |
| 001 | 07/01/26 | JON DAVIS | 66 | Remove 8 Dead Pine Trees & Grind Stumps | R&M-Tree Removal | 546908-53901 | $7,800.00 |
| 001 | 07/01/26 | JON DAVIS | 67 | Tree Removal & Stump Grindings | R&M-Tree Removal | 546908-53901 | $6,500.00 |
| | | | | | | ***Check Total*** | *$14,300.00* |
| **CHECK # 100343** | | | | | | | |
| 001 | 07/01/26 | FITNESS LOGIC | 130420 | 6/17/26 MONTHLY MAINT & CLEANING OF EQUIPMENT | R&M-Fitness Center | 546137-57201 | $145.00 |
| | | | | | | ***Check Total*** | *$145.00* |
| **CHECK # 100344** | | | | | | | |
| 001 | 07/01/26 | INFRAMARK LLC | 182441 | POSTAGE | Postage and Freight | 541006-51301 | $16.28 |
| | | | | | | ***Check Total*** | *$16.28* |
| **CHECK # 100345** | | | | | | | |
| 001 | 07/01/26 | YELLOWSTONE LANDSCAPE | 1202389 | Churchill Exit Landscape Enhancement | R&M-Plant Replacement | 546071-53901 | $2,365.00 |
| | | | | | | ***Check Total*** | *$2,365.00* |
| **CHECK # 100346** | | | | | | | |
| 001 | 07/09/26 | COOPER POOLS INC | 909 | Main Drain Recertification | R&M-Pools | 546074-57201 | $1,980.00 |
| | | | | | | ***Check Total*** | *$1,980.00* |
| **CHECK # 100347** | | | | | | | |
| 001 | 07/09/26 | FEDEX | 9-350-85329 | FEDEX CHARGES | Postage and Freight | 541006-51301 | $18.49 |
| | | | | | | ***Check Total*** | *$18.49* |
| **CHECK # 100348** | | | | | | | |
| 001 | 07/09/26 | PASCO SHERIFF'S OFFICE | I-20266-12963 | Security 6/2-28/26 | Contracts-Sheriff | 534100-57201 | $3,450.00 |
| | | | | | | ***Check Total*** | *$3,450.00* |
| **CHECK # 100349** | | | | | | | |
| 001 | 07/09/26 | ADVANCED ENERGY SOLUTIONS | 13452 | Reset Fountain GFCI | R&M-Clubhouse | 546015-57201 | $315.00 |
| | | | | | | ***Check Total*** | *$315.00* |
| **CHECK # 100350** | | | | | | | |
| 001 | 07/09/26 | CLEARVUE ENVIRONMENTAL LLC | 1286 | Fish Clean Up | R&M-Lake | 546042-53801 | $500.00 |
| 001 | 07/09/26 | CLEARVUE ENVIRONMENTAL LLC | 1271 | Lake and Pond Services JUL26 | Contracts-Lake and Wetland | 534021-53801 | $2,050.00 |
| | | | | | | ***Check Total*** | *$2,550.00* |

## LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**

For the Period from 7/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 100351** | | | | | | | |
| 001 | 07/14/26 | FEDEX | 9-359-84579 | FEDEX CHARGES | Postage and Freight | 541006-51301 | $17.74 |
| | | | | | | ***Check Total*** | *$17.74* |
| **CHECK # 100352** | | | | | | | |
| 001 | 07/14/26 | INFRAMARK LLC | 183686 | Management Fees - JUL2026 | ProfServ-Mgmt Consulting | 531027-51201 | $1,840.70 |
| | | | | | | ***Check Total*** | *$1,840.70* |
| **CHECK # 100353** | | | | | | | |
| 001 | 07/14/26 | COOPER POOLS INC | 2026-1600 | Pool service JUL2026 | Contracts-Pools | 534078-57201 | $3,750.00 |
| | | | | | | ***Check Total*** | *$3,750.00* |
| **CHECK # 100354** | | | | | | | |
| 001 | 07/14/26 | BRLETIC DVORAK, INC | 2523 | Engineering Services thru 063026 | ProfServ-Engineering | 531013-51501 | $1,320.00 |
| | | | | | | ***Check Total*** | *$1,320.00* |
| **CHECK # 100355** | | | | | | | |
| 001 | 07/28/26 | CLEARVUE ENVIRONMENTAL LLC | 1241 | Lake and Pond Services JUN26 | Contracts-Lake and Wetland | 534021-53801 | $2,050.00 |
| | | | | | | ***Check Total*** | *$2,050.00* |
| **CHECK # 100356** | | | | | | | |
| 001 | 07/28/26 | BUSINESS OBSERVER | 26-01728P | Legal Advertisement PH 8/20/2026 | Legal Advertising | 548002-51301 | $210.00 |
| | | | | | | ***Check Total*** | *$210.00* |
| **CHECK # 100357** | | | | | | | |
| 001 | 07/28/26 | ADVANCED ENERGY SOLUTIONS | 13464 | 2 cameras offline replaced caps | R&M-Clubhouse | 546015-57201 | $1,114.48 |
| | | | | | | ***Check Total*** | *$1,114.48* |
| **CHECK # 100358** | | | | | | | |
| 001 | 07/31/26 | INFRAMARK LLC | 184694 | Postage | Postage and Freight | 541006-51301 | $20.28 |
| | | | | | | ***Check Total*** | *$20.28* |
| **CHECK # 300307** | | | | | | | |
| 001 | 07/10/26 | WITHLACOOCHEE RIVER | 062526-8737-ACH | BILL PRD 5/22/26-6/22/26 | Electricity - General | 543006-53903 | $11,497.80 |
| | | | | | | ***Check Total*** | *$11,497.80* |
| **CHECK # 300310** | | | | | | | |
| 001 | 07/10/26 | WITHLACOOCHEE RIVER | 062526-5888-ACH | BILL PRD 5/22/26-6/22/26 Fountain | Electricity - General | 543006-53903 | $363.09 |
| | | | | | | ***Check Total*** | *$363.09* |
| **CHECK # 300311** | | | | | | | |
| 001 | 07/10/26 | WITHLACOOCHEE RIVER | 062526-5889-ACH | BILL PRD 5/22/26-6/22/26 Tennis Courts | Electricity - General | 543006-53903 | $44.26 |
| | | | | | | ***Check Total*** | *$44.26* |
| **CHECK # 300312** | | | | | | | |
| 001 | 07/10/26 | WITHLACOOCHEE RIVER | 062526-5890-ACH | BILL PRD 5/22/26-6/22/26 | Electricity - General | 543006-53903 | $404.58 |
| | | | | | | ***Check Total*** | *$404.58* |

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 7/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 300313** | | | | | | | |
| 001 | 07/13/26 | PASCO COUNTY UTILITIES SERVICE | 6/25/26-8090-ACH | SVC PRD 5/14-6/15/26 | Utility - Water & Sewer | 543021-53903 | $46.19 |
| | | | | | | ***Check Total*** | *$46.19* |
| **CHECK # 300314** | | | | | | | |
| 001 | 07/13/26 | PASCO COUNTY UTILITIES SERVICE | 062526-8095-ACH | SVC PRD 5/14-6/15/26 | Utility - Water & Sewer | 543021-53903 | $70.93 |
| | | | | | | ***Check Total*** | *$70.93* |
| **CHECK # 300315** | | | | | | | |
| 001 | 07/13/26 | PASCO COUNTY UTILITIES SERVICE | 062526-0320-ACH | SVC PRD 5/14-6/15/26 | Utility - Water & Sewer | 543021-53903 | $46.06 |
| | | | | | | ***Check Total*** | *$46.06* |
| **CHECK # 300316** | | | | | | | |
| 001 | 07/13/26 | PASCO COUNTY UTILITIES SERVICE | 6/25/26-2235-ACH | SVC PRD 5/14-6/15/26 | Utility - Water & Sewer | 543021-53903 | $1,340.54 |
| | | | | | | ***Check Total*** | *$1,340.54* |
| **CHECK # 300318** | | | | | | | |
| 001 | 07/27/26 | WASTE CONNECTIONS OF FL- ACH | 8988338W425-ACH | WASTE REMOVAL AUG2026 | Contracts-Solid Waste Services | 534039-53903 | $568.76 |
| | | | | | | ***Check Total*** | *$568.76* |
| **CHECK # 300320** | | | | | | | |
| 001 | 07/27/26 | CHARTER COMMUNICATIONS | 1295609071026-ACH | SVC PRD 7/10/26-8/9/26 | Communication - Teleph - Field | 541005-53903 | $115.35 |
| | | | | | | ***Check Total*** | *$115.35* |
| **CHECK # 300321** | | | | | | | |
| 001 | 07/23/26 | CHARTER COMMUNICATIONS | 1294172070626-ACH | Spectrum Business JUL2026 | Communication - Teleph - Field | 541005-53903 | $447.77 |
| | | | | | | ***Check Total*** | *$447.77* |
| **CHECK # 300322** | | | | | | | |
| 001 | 07/09/26 | CHARTER COMMUNICATIONS | 1307180062326-ACH | SVC PRD 6/23-7/22/26 | Communication - Teleph - Field | 541005-53903 | $145.35 |
| | | | | | | ***Check Total*** | *$145.35* |
| **CHECK # 9926** | | | | | | | |
| 001 | 07/01/26 | FLORIDA STATE FENCE | 166531-50% DWN | FENCING | R&M-Parks | 546066-57201 | $1,931.60 |
| | | | | | | ***Check Total*** | *$1,931.60* |
| **CHECK # 9927** | | | | | | | |
| 001 | 07/01/26 | RISK MANAGEMENT ASSOCIATES,INC | 042026-2681 | Surety Bond Renewal | Insurance - General Liability | 545002-51301 | $700.00 |
| | | | | | | ***Check Total*** | *$700.00* |
| **CHECK # 9928** | | | | | | | |
| 001 | 07/16/26 | BERGER, TOOMBS, ELAM | 377158 | Services Rendered for Sep 30 2025 Audit | Auditing Services | 532002-51301 | $5,100.00 |
| | | | | | | ***Check Total*** | *$5,100.00* |
| **CHECK # 9929** | | | | | | | |
| 001 | 07/16/26 | PASCO SHERIFF'S OFFICE | I-20265-12725 | Security 5/29-31/26 | Contracts-Sheriff | 534100-57201 | $480.00 |
| | | | | | | ***Check Total*** | *$480.00* |

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 7/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 9930** | | | | | | | |
| 001 | 07/28/26 | SAMANTHA LUCKIE | KK062426 | Refund of Cancelled Event | Room Rentals | 347010-0 | $800.00 |
| | | | | | | ***Check Total*** | *$800.00* |
| **CHECK # DD1297** | | | | | | | |
| 001 | 07/17/26 | CHARTER COMMUNICATIONS | 1294156063026-ACH | Bill PRD 06/30/26-07/29/26 | Communication - Teleph - Field | 541005-53903 | $150.03 |
| | | | | | | ***Check Total*** | *$150.03* |
| **CHECK # DD1298** | | | | | | | |
| 001 | 07/17/26 | TECO PEOPLE'S GAS- ACH | 070226-8748-ACH | SERVICE 6/3/26-07/01/26 | Utility - Gas | 543019-53903 | $151.00 |
| | | | | | | ***Check Total*** | *$151.00* |
| | | | | | | **Fund Total** | **$61,745.20** |

## GENERAL FUND - HAWTHORNE GATE - 002

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 300309** | | | | | | | |
| 002 | 07/10/26 | WITHLACOOCHEE RIVER | 062526-5883-ACH | BILL PRD 5/22/26-6/22/26 Hawthorne Entrance | Electricity - Gate | 543031-53904 | $48.90 |
| | | | | | | ***Check Total*** | *$48.90* |
| **CHECK # 300317** | | | | | | | |
| 002 | 07/15/26 | CHARTER COMMUNICATIONS | 1294149062826-ACH | SVC PRD 6/28-7/27/26 | Communication - Telephone | 541003-53904 | $66.33 |
| | | | | | | ***Check Total*** | *$66.33* |
| | | | | | | **Fund Total** | **$115.23** |

## GENERAL FUND - PREAKNESS GATE - 003

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 300308** | | | | | | | |
| 003 | 07/10/26 | WITHLACOOCHEE RIVER | 062526-5871-ACH | BILL PRD 5/22/26-6/22/26 Preakness | Electricity - Gate | 543031-53904 | $49.58 |
| | | | | | | ***Check Total*** | *$49.58* |
| **CHECK # 300319** | | | | | | | |
| 003 | 07/20/26 | CHARTER COMMUNICATIONS | 1684133070326-ACH | SVC PRD 7/3-8/2/26 | Communication - Telephone | 541003-53904 | $54.39 |
| | | | | | | ***Check Total*** | *$54.39* |
| | | | | | | **Fund Total** | **$103.97** |

| | |
|---|---|
| **Total Checks Paid** | **$61,964.40** |