

**Lexington
Community Development District**

March 12, 2019

Agenda Package

Lexington Community Development District
Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033 • Fax: (954) 345-1292

March 5, 2019

Board of Supervisors
Lexington Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Lexington Community Development District will be held on Tuesday, March 12, 2019 at 6:30 P.M. at the YMCA, 12214 US Highway 301 N, Parrish, FL 34219.

Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Public Comment**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the November 13, 2018 Meeting
 - B. Financial Statements and Check Register
 - C. Presentation of Proposed Budget for FY 2020
 - D. Uniform Collection Agreement for Non-Ad Valorem Assessments
- 4. District Manager's Report**
 - A. Consideration of Resolution 2019-02 Designation of Officers
- 5. Supervisor's Requests**
- 6. Adjournment**

The next meeting is tentatively scheduled for May 14, 2019 at the **YMCA, 12214 US Highway, 301 N., Parrish, FL 34219.**

Supporting materials for the items listed above are included in the agenda package. I look forward to seeing you at the meeting and in the meantime if you have any questions please contact me.

Sincerely,

Andy Mendenhall
District Manager

Third Order of Business

3A.

**MINUTES OF MEETING
LEXINGTON
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Board of Supervisors of the Lexington Community Development District was held on Tuesday, November 13, 2018 at 6:30 p.m. at the YMCA located at 12214 Highway 301 N., Parrish, Florida.

Present and constituting a quorum were:

Byron (Kelley) Klepper	Chairman
David Staples	Vice Chairman
Amy Brintzinghoffer	Assistant Secretary
Allan Tremmel	Assistant Secretary

Also present:

Andy Mendenhall	District Manager
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FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment

None.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the August 14, 2018 Meeting

B. Financial Statements and Check Register

C. Audit Engagement Letter for Fiscal Year 2018

- Grau & Associates sent their renewal letter indicating they increased their fee from \$3,700 to \$3,800; other than that, the Scope of Services remains the same.

On MOTION by Ms. Brintzinghoffer seconded by Mr. Staples with all in favor the Consent Agenda was approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Motion to Assign Fund Balance

On MOTION by Mr. Staples seconded by Mr. Tremmel with all in favor the Motion to Assign Fund Balance was approved.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

- Mr. Klepper did not file through the Supervisor of Elections. Now you as a Board can appoint him.
- Ms. Brintzinghoffer and Mr. Tremmel both ran unopposed.
- At the next meeting, we will make a motion to appoint Mr. Klepper and adopt the resolution to designate officers of the District.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Brintzinghoffer seconded by Mr. Tremmel with all in favor the meeting was adjourned.

David Staples
Vice Chairman

3B

Lexington
Community Development District

Financial Report

January 31, 2019

LEXINGTON
Community Development District

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FINANCIAL STATEMENTS

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LEXINGTON

Financial Statements

(Unaudited)

January 31, 2019

Balance Sheet
January 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2007 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 13,666	\$ -	\$ -	\$ 13,666
Due From Other Funds	763	-	-	763
Investments:				
Money Market Account	49,246	-	-	49,246
Prepayment Account	-	1,880	-	1,880
Reserve Fund	-	15,408	58,643	74,051
Revenue Fund	-	23,214	152,498	175,712
TOTAL ASSETS	\$ 63,675	\$ 40,502	\$ 211,141	\$ 315,318
<u>LIABILITIES</u>				
Accounts Payable	\$ 119	\$ -	\$ -	\$ 119
Due To Other Funds	-	763	-	763
TOTAL LIABILITIES	119	763	-	882
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	39,739	211,141	250,880
Assigned to:				
Operating Reserves	10,940	-	-	10,940
Unassigned:	52,616	-	-	52,616
TOTAL FUND BALANCES	\$ 63,556	\$ 39,739	\$ 211,141	\$ 314,436
TOTAL LIABILITIES & FUND BALANCES	\$ 63,675	\$ 40,502	\$ 211,141	\$ 315,318

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 134	\$ 134	0.00%
Interest - Tax Collector	-	-	138	138	0.00%
Special Assmnts- Tax Collector	44,140	39,726	40,691	965	92.19%
Special Assmnts- Discounts	(1,766)	(1,589)	(1,563)	26	88.51%
Other Miscellaneous Revenues	-	-	668	668	0.00%
TOTAL REVENUES	42,374	38,137	40,068	1,931	94.56%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	1,000	800	200	20.00%
FICA Taxes	306	77	92	(15)	30.07%
ProfServ-Engineering	500	-	-	-	0.00%
ProfServ-Legal Services	4,000	1,000	226	774	5.65%
ProfServ-Mgmt Consulting Serv	18,870	6,290	6,290	-	33.33%
ProfServ-Property Appraiser	662	596	587	9	88.67%
ProfServ-Trustee Fees	7,187	2,943	2,943	-	40.95%
ProfServ-Web Site Development	500	167	167	-	33.40%
Auditing Services	3,700	1,850	2,500	(650)	67.57%
Postage and Freight	150	50	92	(42)	61.33%
Insurance - General Liability	2,022	2,022	1,838	184	90.90%
Legal Advertising	400	100	-	100	0.00%
Misc-Bank Charges	450	150	172	(22)	38.22%
Misc-Assessmnt Collection Cost	662	596	587	9	88.67%
Office Supplies	175	58	35	23	20.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	43,759	17,074	16,504	570	37.72%
TOTAL EXPENDITURES	43,759	17,074	16,504	570	37.72%
Excess (deficiency) of revenues					
Over (under) expenditures	(1,385)	21,063	23,564	2,501	n/a
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1,385)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,385)	-	-	-	0.00%
Net change in fund balance	\$ (1,385)	\$ 21,063	\$ 23,564	\$ 2,501	n/a
FUND BALANCE, BEGINNING (OCT 1, 2018)	39,992	39,992	39,992		
FUND BALANCE, ENDING	\$ 38,607	\$ 61,055	\$ 63,556		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 113	\$ 113	\$ 133	\$ 20	117.70%
Special Assmnts- Tax Collector	22,692	20,423	21,976	1,553	96.84%
Special Assmnts- Discounts	(908)	(817)	(852)	(35)	93.83%
Other Miscellaneous Revenues	-	-	494	494	0.00%
TOTAL REVENUES	21,897	19,719	21,751	2,032	99.33%
EXPENDITURES					
Debt Service					
ProfServ-Tax Collector	340	306	337	(31)	99.12%
Misc-Assessmnt Collection Cost	340	306	337	(31)	99.12%
Principal Debt Retirement	7,000	-	-	-	0.00%
Interest Expense	12,204	6,102	6,102	-	50.00%
Total Debt Service	19,884	6,714	6,776	(62)	34.08%
TOTAL EXPENDITURES	19,884	6,714	6,776	(62)	34.08%
Excess (deficiency) of revenues					
Over (under) expenditures	2,013	13,005	14,975	1,970	n/a
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	2,013	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	2,013	-	-	-	0.00%
Net change in fund balance	\$ 2,013	\$ 13,005	\$ 14,975	\$ 1,970	n/a
FUND BALANCE, BEGINNING (OCT 1, 2018)	24,764	24,764	24,764		
FUND BALANCE, ENDING	\$ 26,777	\$ 37,769	\$ 39,739		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 788	\$ 788	\$ 698	\$ (90)	88.58%
Special Assmnts- Tax Collector	157,643	141,879	145,262	3,383	92.15%
Special Assmnts- Discounts	(6,306)	(5,676)	(5,565)	111	88.25%
Other Miscellaneous Revenues	-	-	71	71	0.00%
TOTAL REVENUES	152,125	136,991	140,466	3,475	92.34%
EXPENDITURES					
Debt Service					
ProfServ-Tax Collector	2,365	2,129	2,284	(155)	96.58%
Misc-Assessmnt Collection Cost	2,365	2,129	2,284	(155)	96.58%
Principal Debt Retirement	80,000	-	-	-	0.00%
Interest Expense	63,693	31,847	32,108	(261)	50.41%
Total Debt Service	148,423	36,105	36,676	(571)	24.71%
TOTAL EXPENDITURES	148,423	36,105	36,676	(571)	24.71%
Excess (deficiency) of revenues Over (under) expenditures	3,702	100,886	103,790	2,904	n/a
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	3,702	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	3,702	-	-	-	0.00%
Net change in fund balance	\$ 3,702	\$ 100,886	\$ 103,790	\$ 2,904	n/a
FUND BALANCE, BEGINNING (OCT 1, 2018)	107,351	107,351	107,351		
FUND BALANCE, ENDING	\$ 111,053	\$ 208,237	\$ 211,141		

LEXINGTON

Supporting Schedules

January 31, 2019

Non-Ad Valorem Special Assessments
Manatee County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2019

						Allocation by Fund			
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Costs	Property Appraiser	Gross Amount Received	General Fund	Series 2007	Series 2015	
ASSESSMENTS LEVIED FY 2019					\$ 224,474	\$ 44,139	\$ 22,692	\$ 157,643	
Allocation %					100%	19.66%	10.11%	70.23%	
11/19/18	\$ 1,545	\$ 64	\$ 24	\$ 24	\$ 1,657	\$ -		\$ 1,657	
11/20/18	\$ 374	\$ 16	\$ 6	\$ 6	\$ 401	\$ 401	\$ -	\$ -	
11/29/18	\$ 3,490	\$ 145	\$ 54	\$ 54	\$ 3,744	\$ 3,744	\$ -	\$ -	
11/30/18	\$ 1,363	\$ 57	\$ 42	\$ 42	\$ 1,504		\$ 1,504	\$ -	
12/03/18	\$ 12,435	\$ 518	\$ 387	\$ 387	\$ 13,727			\$ 13,727	
12/12/18	\$ 18,404	\$ 767	\$ 285	\$ 285	\$ 19,740		\$ 19,740	\$ -	
12/12/18	\$ 105,707	\$ 4,404	\$ 1,635	\$ 1,635	\$ 113,381			\$ 113,381	
12/12/18	\$ 29,799	\$ 1,242	\$ 461	\$ 461	\$ 31,962	\$ 31,962		\$ -	
12/14/18	\$ 9,371	\$ 390	\$ 145	\$ 145	\$ 10,052			\$ 10,052	
12/14/18	\$ 682	\$ 28	\$ 11	\$ 11	\$ 731		\$ 731	\$ -	
12/14/18	\$ 2,581	\$ 108	\$ 40	\$ 40	\$ 2,769	\$ 2,769	\$ -	\$ -	
01/08/19	\$ 1,709	\$ 53	\$ 26	\$ 26	\$ 1,815	\$ 1,815	\$ -	\$ -	
01/08/19	\$ 6,070	\$ 188	\$ 94	\$ 94	\$ 6,446	\$ -		\$ 6,446	
TOTAL	\$ 193,532	\$ 7,980	\$ 3,208	\$ 3,208	\$ 207,929	\$ 40,691	\$ 21,976	\$ 145,262	
% COLLECTED						92.6%	92.2%	96.8%	92.1%
TOTAL OUTSTANDING					\$ 16,545.00	\$ 3,448.00	\$ 716.19	\$ 12,381.00	

Lexington CDD

Bank Reconciliation

Page Number 17

Bank Account No. 3135 Hancock Bank Checking - GF
Statement No. 01-19
Statement Date 1/31/2019

G/L Balance (LCY)	13,666.22	Statement Balance	40,281.33
G/L Balance	13,666.22	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	40,281.33
Subtotal	13,666.22	Outstanding Checks	26,615.11
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	13,666.22	Ending Balance	13,666.22
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/29/2019	Payment	3202	INFRAMARK, LLC	1,615.11	0.00	1,615.11
1/29/2019	Payment	3203	LEXINGTON CDD	25,000.00	0.00	25,000.00
Total Outstanding Checks.....				26,615.11		26,615.11

LEXINGTON

Community Development District

Payment Register by Fund
For the Period from 01/1/2019 to 01/31/2019
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	3201	01/15/19	Grau and Associates	17456	2018 AUDIT	Auditing Services	532002-51301	\$2,500.00
001	3202	01/29/19	INFRAMARK, LLC	37589	MANAGEMENT SERVICES-JAN 2018	WEB HOSITNG	551002-51301	\$41.67
001	3202	01/29/19	INFRAMARK, LLC	37589	MANAGEMENT SERVICES-JAN 2018	Postage and Freight	541006-51301	\$0.94
001	3202	01/29/19	INFRAMARK, LLC	37589	MANAGEMENT SERVICES-JAN 2018	ProfServ-Mgmt Consulting Serv	531027-51201	\$1,572.50
001	3203	01/29/19	LEXINGTON CDD	012119-3135	Transfer Funds to MMA	Cash with Fiscal Agent	103000	\$25,000.00
Fund Total								\$29,115.11

Total Checks Paid	\$29,115.11
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3C.

LEXINGTON
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2020

Proposed Budget

Version 1 02/28/2019 1:35p.m.

Prepared by:



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Lexington
Community Development District

Operating Budget
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JAN-2019	FEB - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ -	\$ 112	\$ -	\$ 134	\$ 268	\$ 402	\$ 115
Interest - Tax Collector	-	-	-	138	-	-	-
Special Assmnts- Tax Collector	44,139	44,139	44,140	40,691	3,449	44,140	44,967
Special Assmnts- Discounts	(1,597)	(1,601)	(1,766)	(1,563)	(34)	(1,597)	(1,799)
Other Miscellaneous Revenues	691	670	-	668	-	668	500
TOTAL REVENUES	43,233	43,320	42,374	40,068	3,683	43,613	43,784
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	3,400	3,600	4,000	800	3,000	3,800	4,000
FICA Taxes	260	275	306	92	229	321	306
ProfServ-Engineering	-	-	500	-	333	333	500
ProfServ-Legal Services	931	524	4,000	226	2,667	2,893	4,000
ProfServ-Mgmt Consulting Serv	18,870	18,870	18,870	6,290	12,580	18,870	18,870
ProfServ-Property Appraiser	642	638	662	587	52	639	675
ProfServ-Trustee Fees	6,816	6,815	7,187	2,943	4,244	7,187	7,187
ProfServ-Web Site Development	500	500	500	167	333	500	500
Auditing Services	3,646	3,700	3,700	2,500	1,200	3,700	3,800
Postage and Freight	92	133	150	92	184	276	150
Insurance - General Liability	1,838	1,838	2,022	1,838	-	1,838	2,022
Legal Advertising	380	445	400	-	-	-	400
Misc-Bank Charges	433	482	450	172	344	516	450
Misc-Assessmnt Collection Cost	493	638	662	587	52	639	675
Office Supplies	89	191	175	35	70	105	175
Annual District Filing Fee	200	175	175	175	-	175	175
Total Administrative	38,590	38,824	43,759	16,504	25,287	41,791	43,784
TOTAL EXPENDITURES	38,590	38,824	43,759	16,504	25,287	41,791	43,784
Excess (deficiency) of revenues							
Over (under) expenditures	4,643	4,496	(1,385)	23,564	(21,605)	1,821	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(1,385)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(1,385)	-	-	-	-
Net change in fund balance	4,643	4,496	(1,385)	23,564	(21,605)	1,821	-
FUND BALANCE, BEGINNING	35,349	35,496	39,992	39,992	-	39,992	41,813
FUND BALANCE, ENDING	\$ 39,992	\$ 39,992	\$ 38,607	\$ 63,556	\$ (21,605)	\$ 41,813	\$ 43,479

Budget Narrative
Fiscal Year 2020

REVENUES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Engineering

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

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

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

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

Professional Services - Trustee

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

Professional Services – Web Site Development

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Administrative (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount is based on historical cost.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Legal Advertising

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

Miscellaneous-Bank Charges

This includes monthly bank charges.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Office Supplies

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

Annual District Filing Fee

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

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 41,945
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	-
Total Funds Available (Estimated) - 9/30/2020	43,479

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	10,946 ⁽¹⁾
Subtotal	<u>10,946</u>
Total Allocation of Available Funds	10,946

Total Unassigned (undesignated) Cash	<u>\$ 32,533</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Lexington
Community Development District

Debt Service Budgets
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JAN-2019	PROJECTED FEB - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 73	\$ 312	\$ 113	\$ 133	\$ -	\$ 133	113
Special Assmnts- Tax Collector	22,692	22,692	22,692	21,976	716	\$ 22,692	22,692
Special Assmnts- Discounts	(842)	(897)	(908)	(852)	(7)	\$ (859)	(908)
Other Miscellaneous Revenues	-	-	-	494	-	\$ 494	-
TOTAL REVENUES	21,923	22,107	\$ 21,897	\$ 21,751	\$ 709	\$ 22,460	\$ 21,897
EXPENDITURES							
<i>Debt Service</i>							
ProfServ-Tax Collector	253	326	340	337	3	340	340
Misc-Assessmnt Collection Cost	329	326	340	337	3	340	340
Principal Debt Retirement	7,000	7,000	7,000	-	7,000	7,000	8,000
Principal Prepayments	-	-	-	-	-	-	-
Interest Expense	12,960	12,582	12,204	6,102	6,102	12,204	11,826
Total Debt Service	20,542	20,234	19,884	6,776	13,108	19,884	20,507
TOTAL EXPENDITURES	20,542	20,234	19,884	6,776	13,108	19,884	20,507
Excess (deficiency) of revenues Over (under) expenditures	1,381	1,873	2,013	14,975	(12,399)	2,576	1,391
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	2,013	-	-	-	1,391
TOTAL OTHER SOURCES (USES)	-	-	2,013	-	-	-	1,391
Net change in fund balance	1,381	1,873	2,013	14,975	(12,399)	2,576	1,391
FUND BALANCE, BEGINNING	21,510	22,891	24,764	24,764	-	24,764	27,340
FUND BALANCE, ENDING	22,891	\$ 24,764	\$ 26,777	\$ 39,739	\$ (12,399)	\$ 27,340	\$ 28,730

Special Assessment Bonds
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2019	\$ 219,000		5.4%	\$ 5,913	\$ 5,913
5/1/2020	\$ 219,000	\$ 8,000	5.4%	\$ 5,913	\$ 13,913
11/1/2020	\$ 211,000		5.4%	\$ 5,697	\$ 5,697
5/1/2021	\$ 211,000	\$ 8,000	5.4%	\$ 5,697	\$ 13,697
11/1/2021	\$ 203,000		5.4%	\$ 5,481	\$ 5,481
5/1/2022	\$ 203,000	\$ 8,000	5.4%	\$ 5,481	\$ 13,481
11/1/2022	\$ 195,000		5.4%	\$ 5,265	\$ 5,265
5/1/2023	\$ 195,000	\$ 9,000	5.4%	\$ 5,265	\$ 14,265
11/1/2023	\$ 186,000		5.4%	\$ 5,022	\$ 5,022
5/1/2024	\$ 186,000	\$ 9,000	5.4%	\$ 5,022	\$ 14,022
11/1/2024	\$ 177,000		5.4%	\$ 4,779	\$ 4,779
5/1/2025	\$ 177,000	\$ 10,000	5.4%	\$ 4,779	\$ 14,779
11/1/2025	\$ 167,000		5.4%	\$ 4,509	\$ 4,509
5/1/2026	\$ 167,000	\$ 10,000	5.4%	\$ 4,509	\$ 14,509
11/1/2026	\$ 157,000		5.4%	\$ 4,239	\$ 4,239
5/1/2027	\$ 157,000	\$ 11,000	5.4%	\$ 4,239	\$ 15,239
11/1/2027	\$ 146,000		5.4%	\$ 3,942	\$ 3,942
5/1/2028	\$ 146,000	\$ 12,000	5.4%	\$ 3,942	\$ 15,942
11/1/2028	\$ 134,000		5.4%	\$ 3,618	\$ 3,618
5/1/2029	\$ 134,000	\$ 11,000	5.4%	\$ 3,618	\$ 14,618
11/1/2029	\$ 123,000		5.4%	\$ 3,321	\$ 3,321
5/1/2030	\$ 123,000	\$ 13,000	5.4%	\$ 3,321	\$ 16,321
11/1/2030	\$ 110,000		5.4%	\$ 2,970	\$ 2,970
5/1/2031	\$ 110,000	\$ 14,000	5.4%	\$ 2,970	\$ 16,970
11/1/2031	\$ 96,000		5.4%	\$ 2,592	\$ 2,592
5/1/2032	\$ 96,000	\$ 14,000	5.4%	\$ 2,592	\$ 16,592
11/1/2032	\$ 82,000		5.4%	\$ 2,214	\$ 2,214
5/1/2033	\$ 82,000	\$ 15,000	5.4%	\$ 2,214	\$ 17,214
11/1/2033	\$ 67,000		5.4%	\$ 1,809	\$ 1,809
5/1/2034	\$ 67,000	\$ 16,000	5.4%	\$ 1,809	\$ 17,809
11/1/2034	\$ 51,000		5.4%	\$ 1,377	\$ 1,377
5/1/2035	\$ 51,000	\$ 16,000	5.4%	\$ 1,377	\$ 17,377
11/1/2035	\$ 35,000		5.4%	\$ 945	\$ 945
5/1/2036	\$ 35,000	\$ 17,000	5.4%	\$ 945	\$ 17,945
11/1/2036	\$ 18,000		5.4%	\$ 486	\$ 486
5/1/2037	\$ 18,000	\$ 18,000	5.4%	\$ 486	\$ 18,486
		\$ 219,000		\$ 128,358	\$ 347,358

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JAN-2019	PROJECTED FEB - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 357	\$ 1,508	\$ 788	\$ 698	\$ 150	\$ 848	\$ 850
Special Assmnts- Tax Collector	157,643	157,643	157,643	145,262	12,381	157,643	157,643
Special Assmnts- Discounts	(5,710)	(5,688)	(6,306)	(5,565)	(741)	(6,306)	(6,306)
Other Miscellaneous Revenues	-	-	-	71	(71)	-	\$ -
	152,290	153,463	152,125	140,466	152,185	152,185	152,187
EXPENDITURES							
<i>Debt Service</i>							
ProfServ-Tax Collector	1,770	2,287	2,365	2,766	-	2,766	2,365
Misc-Assessmnt Collection Cost	2,301	2,287	2,365	2,766	-	2,766	2,365
Principal Debt Retirement	75,000	80,000	80,000	-	80,000	80,000	85,000
Interest Expense	69,350	66,613	63,693	32,108	31,585	63,693	60,939
<i>Total Debt Service</i>	148,421	151,187	148,423	37,640	111,585	149,225	150,668
TOTAL EXPENDITURES	148,421	151,187	148,423	37,640	111,585	149,225	150,668
Excess (deficiency) of revenues							
Over (under) expenditures	3,869	2,276	3,702	102,826	40,601	2,961	1,519
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	1,519
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	1,519
Net change in fund balance	3,869	2,276	3,702	102,826	40,601	2,961	1,519
FUND BALANCE, BEGINNING	101,206	105,075	107,351	107,351	-	107,351	110,312
FUND BALANCE, ENDING	105,075	\$ 107,351	\$ 111,053	\$ 210,177	\$ 40,601	\$ 110,312	\$ 111,830

Special Assessment Bonds
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2019	\$ 1,665,000		3.6%	\$ 30,636	\$ 30,636
5/1/2020	\$ 1,665,000	\$ 85,000	3.6%	\$ 30,303	\$ 115,303
11/1/2020	\$ 1,580,000		3.6%	\$ 29,072	\$ 29,072
5/1/2021	\$ 1,580,000	\$ 90,000	3.6%	\$ 28,598	\$ 118,598
11/1/2021	\$ 1,490,000		3.6%	\$ 27,416	\$ 27,416
5/1/2022	\$ 1,490,000	\$ 90,000	3.6%	\$ 26,969	\$ 116,969
11/1/2022	\$ 1,400,000		3.6%	\$ 25,760	\$ 25,760
5/1/2023	\$ 1,400,000	\$ 95,000	3.6%	\$ 25,340	\$ 120,340
11/1/2023	\$ 1,305,000		3.6%	\$ 24,012	\$ 24,012
5/1/2024	\$ 1,305,000	\$ 100,000	3.6%	\$ 23,751	\$ 123,751
11/1/2024	\$ 1,205,000		3.6%	\$ 22,172	\$ 22,172
5/1/2025	\$ 1,205,000	\$ 100,000	3.6%	\$ 21,811	\$ 121,811
11/1/2025	\$ 1,105,000		3.6%	\$ 20,332	\$ 20,332
5/1/2026	\$ 1,105,000	\$ 105,000	3.6%	\$ 20,001	\$ 125,001
11/1/2026	\$ 1,000,000		3.6%	\$ 18,400	\$ 18,400
5/1/2027	\$ 1,000,000	\$ 110,000	3.6%	\$ 18,100	\$ 128,100
11/1/2027	\$ 890,000		3.6%	\$ 16,376	\$ 16,376
5/1/2028	\$ 890,000	\$ 115,000	3.6%	\$ 16,198	\$ 131,198
11/1/2028	\$ 775,000		3.6%	\$ 14,260	\$ 14,260
5/1/2029	\$ 775,000	\$ 120,000	3.6%	\$ 14,028	\$ 134,028
11/1/2029	\$ 655,000		3.6%	\$ 12,052	\$ 12,052
5/1/2030	\$ 655,000	\$ 125,000	3.6%	\$ 11,856	\$ 136,856
11/1/2030	\$ 530,000		3.6%	\$ 9,752	\$ 9,752
5/1/2031	\$ 530,000	\$ 125,000	3.6%	\$ 9,593	\$ 134,593
11/1/2031	\$ 405,000		3.6%	\$ 7,452	\$ 7,452
5/1/2032	\$ 405,000	\$ 130,000	3.6%	\$ 7,371	\$ 137,371
11/1/2032	\$ 275,000		3.6%	\$ 5,060	\$ 5,060
5/1/2033	\$ 275,000	\$ 135,000	3.6%	\$ 4,978	\$ 139,978
11/1/2033	\$ 140,000		3.6%	\$ 2,576	\$ 2,576
5/1/2034	\$ 140,000	\$ 140,000	3.6%	\$ 2,534	\$ 142,534
		\$ 1,665,000		\$ 526,757	\$ 2,191,757

LEXINGTON

Community Development District

*Debt Service Funds***Budget Narrative**
Fiscal Year 2020**REVENUES****Interest-Investments**

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

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a maximum of 1.5% of the anticipated assessment collections.

Miscellaneous-Assessment Collection Cost

The District reimburses the County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

Lexington
Community Development District

Supporting Budget Schedules
Fiscal Year 2020

Assessment Summary
Fiscal Year 2020 vs. Fiscal Year 2019

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	
TH	\$83.78	\$82.24	2%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$457.25	\$455.71	0.3%	97
SF 55'	\$102.21	\$100.33	2%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$550.38	\$548.50	0.3%	100
SF 70'	\$130.70	\$128.29	2%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$634.89	\$632.48	0.4%	108
SF 80'	\$149.13	\$146.39	2%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$881.13	\$878.39	0.3%	35
SF 85'	\$158.35	\$155.43	2%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$681.21	\$678.29	0.4%	46
													386

3D.

UNIFORM COLLECTION AGREEMENT

THIS UNIFORM COLLECTION AGREEMENT FOR DISTRICT ASSESSMENTS ("Agreement") is made and entered into this _____ day of _____, _____, by and between _____ ("District"), whose address is _____,

the Honorable Ken Burton, Jr., State Constitutional Tax Collector in and for Manatee County, an independent constitutional county officer of the State of Florida, whose address is 819 301 Boulevard West, Bradenton, Florida 34205 ("Tax Collector") and the Honorable Charles E. Hackney, State Constitutional Property Appraiser in and for Manatee County, an independent constitutional county officer of the State of Florida, whose address is 915 4th Avenue West, Bradenton, Florida 34205 ("Property Appraiser").

SECTION I **Findings and Determinations**

The parties find and determine:

1. The District is authorized to impose and levy, and by appropriate resolutions has expressed its intent to use, the statutory uniform methodology of collection for, certain non-ad valorem special assessments ("Assessments"), as authorized by constitutional and statutory municipal home rule and by Section 197.3632, Florida Statutes and Rule 12D-18, Florida Administrative Code, as amended; and
2. The term "Assessments" means those certain levies by the District, which constitute non-ad valorem special assessments pursuant to Section 197.3632, Florida Statutes; and
3. The uniform statutory collection methodology is provided in Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code ("uniform methodology"), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and
4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology; and
5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice ("Tax Notice") issued by the Tax Collector which will produce positive economic benefits to the District and its citizens, property owners and taxpayers; and
6. The uniform methodology, through use of the Tax Notice, will tend to eliminate confusion and promote local government accountability; and

7. The Tax Collector, as a state constitutional officer for the county political subdivision, is charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to implement the uniform method of collecting Assessments; and
8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that an Assessment is a legal, constitutional and lienable non-ad valorem special assessment for improvements and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Sections 197.3631, 197.3632, and 197.3635, Florida Statutes; Rule 12D-18, Florida Administrative Code, and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.
2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida Statutes; Rule 12D-13, Florida Administrative Code; Rule 12D-18, Florida Administrative Code; and other applicable provisions of constitutional and statutory law apply to the Tax Collector in his capacity as a state constitutional county officer for the purpose of collecting and enforcing non-ad valorem special assessments levied by District authorities within the boundaries of the District.
3. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, has provisions that apply to the District, the Tax Collector, the Department of Revenue and the Property Appraiser.
4. Section 200.069, Florida Statutes, requires the Property Appraiser to send to all taxpayers a notice of proposed property taxes and non-ad valorem assessments ("TRIM Notice") on behalf of the taxing authorities and local governing boards.

SECTION III

Purpose

1. The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to meet the requirements of Section 197.3632(2), Florida Statutes, requiring the District to enter into a written agreement with the Property Appraiser and the Tax Collector providing for reimbursement of necessary administrative costs related to the collection of the Assessments levied by the District. This Agreement further includes compensation by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the District, or its agent, pursuant to Section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage

and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632(2), Florida Statutes.

2. Additionally, the purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Property Appraiser shall perform his statutory duties under Section 197.3632, Florida Statutes, which include providing the District with legal descriptions of properties and the names and addresses of all property owners.

SECTION IV

Term

1. The term of this Agreement shall commence upon execution, effective for _____ Tax Notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each.
2. This Agreement shall continue in full force and effect until terminated by the Tax Collector and/or the Property Appraiser and if not terminated by Tax Collector or Property Appraiser, the Agreement shall continue until the District informs the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of the calendar year, if the District intends to discontinue to use the uniform methodology for such Assessments pursuant to Section 197.3632(6), Florida Statutes and Rule 12D-18.006(3), Florida Administrative Code, using Form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collection costs and reimburse administrative costs incurred pursuant to Sections 197.3632(2) and 197.3632(8)(c), Florida Statutes and Rule 12D-18.004(2), Florida Administrative Code. District agrees that an annual payment of 1.5% of the Assessments collected is an accurate estimate of the collection costs and administrative costs (which include, but are not limited to those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming) incurred by the Tax Collector. District agrees to the Tax Collector being paid the 1.5% through deduction before the amounts are remitted.
2. Reimburse the Property Appraiser for necessary administrative costs incurred by the Property Appraiser under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming. District and Property Appraiser agree that an annual payment of 1.5% of the Assessments collected is an accurate estimate of the administrative costs incurred by the Property Appraiser. District agrees to the Property Appraiser being paid the 1.5% through deduction before the amounts are remitted.

3. Pay for, or alternatively reimburse, the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code to produce a combined notice for ad valorem taxes and non-ad valorem assessments. The parties acknowledge that the actual merger of the non-ad valorem special assessments roll in with the ad valorem assessments has been and will be a function performed by the Property Appraiser pursuant to a separate agreement between the Property Appraiser and the Tax Collector to which the District is not a party. However, the combined notice shall be produced by the Tax Collector.
4. Upon being timely billed, District shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.
5. Certify its non-ad valorem assessments roll to the Property Appraiser and Tax Collector after August 31st and on or before 15 September of each calendar year pursuant to Section 197.3632(5)(a), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code using the Certify option in the Property Appraiser's NAV Web Portal; <https://nav.manateepao.com> ("NAV Web Portal"). The Certify option will produce form DR-408A and affix to it an itemized list of parcel identification numbers and associated Assessments. District shall exercise its responsibility that such non-ad valorem assessments roll is in compliance with Section 197.3632(10) and is free of errors and omissions. District agrees to use the Corrections feature in the NAV Web Portal to correct individual Assessment errors. District acknowledges that additional fees may be charged by the Tax Collector to correct an abundance of errors after roll certification. District further acknowledges that its Assessments will be zeroed out if the District fails to certify its non-ad valorem assessments roll by the 15 September statutory deadline.
6. Abide by and implement its duties under the uniform law pursuant to all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.
7. Acknowledge that the Tax Collector and Property Appraiser have no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District's Assessment, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.
8. Include its Assessments in the TRIM Notice pursuant to Section 200.069, Florida Statutes, and to update ("upload") or verify its Assessments in the NAV Web Portal on or before August 1st of each year to insure the Assessments that appear in the TRIM Notice closely match those that will appear in the Tax Notice. District is exempt from this requirement if its boundary does not lie wholly within Manatee County, Florida. District acknowledges that irrespective of its boundary, any and all Assessments uploaded to the NAV Web Portal on or before August 1st will appear in the TRIM Notice.
9. To the extent permitted by applicable Florida law, and specifically subject to the provisions and dollar limitations set forth in Section 768.28, Florida Statutes, the District shall indemnify and hold

harmless Tax Collector and Property Appraiser to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector and/or Property Appraiser regarding the imposition, levy, roll preparation and certification of the Assessments arising from the negligence of the District or its agents, officers, or employees; District shall pay for or reimburse Tax Collector and/or Property Appraiser for fees for legal services rendered to Tax Collector and/or Property Appraiser with regard to any such legal action. Nothing herein shall constitute a waiver of sovereign immunity or the limitations on liability provided under the Florida Constitution or general law.

SECTION VI

Duties of the Tax Collector

1. Except as provided in paragraph 5 below, the Tax Collector shall prepare a combined notice (the "Tax Notice") for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the boundaries of the District, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by the District, so long as said ordinances and resolutions shall themselves clearly state the intent to use the uniform method for collecting such Assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.
2. The Tax Collector shall collect the Assessments of the District as certified by the District, or its agent, to the Property Appraiser and the Tax Collector no later than 15 September of each calendar year on form DR-408A with an itemized list of parcel identification numbers and associated Assessments affixed to it, and free of errors or omissions.
3. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting Assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of the District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.
4. The Tax Collector agrees to submit a report that contains payment information received for non-ad valorem assessments including, but not limited to, the property identification number for the parcel and the amount received.
5. If the Tax Collector discovers errors or omissions on such roll, the Tax Collector may request the District to file a corrected roll or a correction of the amount of any Assessment, and the District shall bear the cost of any such error or omission.
6. If the Tax Collector, in its discretion, determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular Assessment or shall direct the District to mail such a separate

notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated with the separate notice for the Assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Duties of the Property Appraiser

1. Annually by June 1, the Property Appraiser shall provide District the information required by Section 197.3632(3)(b), Florida Statutes by the NAV Web Portal, with the legal description of the property affected by the levy, and the names and addresses of the owners of each parcel. District, or its agent, will be required to enter into a non-disclosure agreement with the Property Appraiser in order to receive information protected under Section 119, Florida Statutes.
2. The Property Appraiser shall merge the District's non-ad valorem assessments roll with the tax roll to enable the Tax Collector to prepare a combined Tax Notice for both ad valorem taxes and non-ad valorem special assessments.
3. The Property Appraiser shall zero out the District's Assessments if the District fails to certify its non-ad valorem assessments roll to the Property Appraiser and the Tax Collector on or before 15 September pursuant to Section 197.3632(5)(a), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.
4. Upon request of a property owner, the Property Appraiser will split or combine tax parcels ("Parent Parcel"). If the parcel identification number of a Parent Parcel is individually referenced in the resolution or ordinance establishing or modifying the District boundary, the Property Appraiser shall zero out the District's Assessment on the resulting parcel or parcels ("Child Parcels"). If the parcel identification number of a Parent Parcel is not individually referenced in the resolution or ordinance establishing or modifying the District boundary, the Property Appraiser will equally apportion the District's Assessment to the resulting Child Parcels.
5. The Property Appraiser will place the District's most recently uploaded Assessments prior to August 1st on the TRIM Notices regardless of how long ago the last upload may have occurred.

SECTION VIII

Miscellaneous

1. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.
2. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any

provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alters substantially the benefits or the Agreement for either of the parties or renders the statutory and regulatory obligations unable to be performed. All prior agreements between the parties hereto addressing the matters set forth herein are hereby terminated and superseded by this Agreement.

3. This Agreement shall be governed by the laws of the State of Florida.
4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: The Honorable Ken Burton, Jr.
Manatee County Tax Collector
819 301 Boulevard West
Bradenton, Florida 34205
- b. As to Property Appraiser: The Honorable Charles E. Hackney
Manatee County Property Appraiser
915 Fourth Ave West
Bradenton, Florida 34205

- c. As to District:

IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS

MANATEE COUNTY TAX COLLECTOR

Signature

By: _____
Ken Burton, Jr.

Printed Name

Date: _____

WITNESS

MANATEE COUNTY PROPERTY APPRAISER

Signature

By: _____
Charles E. Hackney

Printed Name

Date: _____

As authorized for execution by the Local Governing Board of _____.

WITNESS

Signature

By: _____
Signature

Printed Name

Printed Name

Date: _____

Fourth Order of Business

4A.

RESOLUTION 2019-02

A RESOLUTION DESIGNATING OFFICERS OF THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Lexington Community Development District at a regular business meeting following the General Election held on November 6, 2018, desires to elect the below recited persons to the offices specified:

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

1. The following persons were appointed to the offices shown, to wit:

	Chairman
	Vice Chairman
<u>Andrew P. Mendenhall</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Alan Baldwin</u>	Assistant Treasurer
	Assistant Secretary
	Assistant Secretary
	Assistant Secretary

PASSED AND ADOPTED THIS, 12th DAY OF MARCH, 2019.

Chairman

Attest:

Secretary/Assistant Secretary